

FRONT ELEVATION 'A'

GROSS GLAZING AREA ELEV. 'A'

TOTAL PERIPHERAL WALL AREA	2875.00 SF	267.09 m²
FRONT GLAZING AREA	77.53 SF	7.20 m²
LEFT SIDE GLAZING AREA	55.53 SF	5.16 m²
RIGHT SIDE GLAZING AREA	32.19 SF	2.99 m²
REAR GLAZING AREA	156.11 SF	14.50 m²
TOTAL GLAZING AREA	321.36 SF	29.95 m²
TOTAL GLAZING PERCENTAGE	11.18 %	

GROSS GLAZING AREA ELEV. 'A'
W/ OPT. PORCH & BALCONY

TOTAL PERIPHERAL WALL AREA	2875.00 SF	267.09 m²
FRONT GLAZING AREA	77.53 SF	7.20 m²
LEFT SIDE GLAZING AREA	55.53 SF	5.16 m²
RIGHT SIDE GLAZING AREA	32.19 SF	2.99 m²
REAR GLAZING AREA	171.67 SF	15.95 m²
TOTAL GLAZING AREA	336.92 SF	31.30 m²
TOTAL GLAZING PERCENTAGE	11.72 %	

OBC 2012

DRAWING LIST:

37-8 (HAMPTON) ELEV. 'A'

- T1 TITLE SHEET
A1 BASEMENT FLOOR ELEV. 'A'
A2 GROUND FLOOR ELEV. 'A'
A3 SECOND FLOOR ELEV. 'A'
A4 FRONT ELEVATION 'A'
A5 RIGHT SIDE ELEVATION 'A'
A6 REAR ELEVATION 'A'
A7 REAR ELEVATION 'A'-W/ BALCONY
A8 LEFT SIDE ELEVATION 'A'
D1 CONSTRUCTION SHEET
D2 CONSTRUCTION SHEET
D3 CONSTRUCTION SHEET
D4 TYPICAL SECTION

ESQUIRE HOMES
NORTHGLEN - PH. 2
CLARINGTON, ONTARIO



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CONTACT PERSON: NELSON CUNHA

NO. REVISION COMMENTS:

1.	UPDATED TO OBC 2012 - 2015 ENACTMENT	DATE	OCT. 19/15	DWN	CHK	NC
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NO. REVISION COMMENTS:

		DATE		DWN	CHK	
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SCALE
AS NOTED

PROJECT NO.
14093

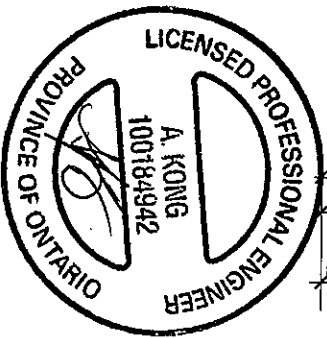
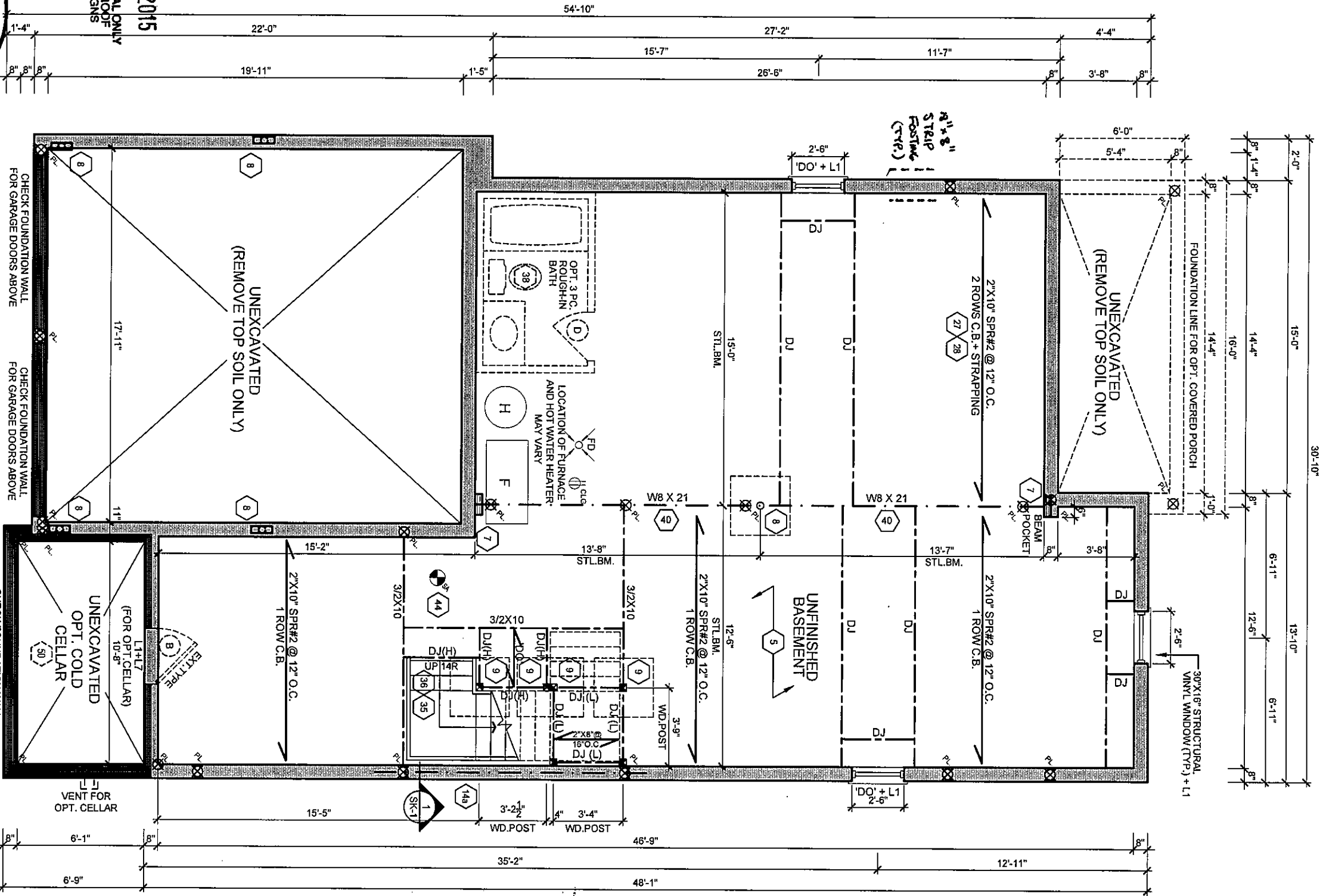
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DATE: OCTOBER 19, 2015

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T1



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BASEMENT FLOOR ELEV. 'A'

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

NOTE:
CONC. FRONT PORCH
POURED PRIOR TO BRICK



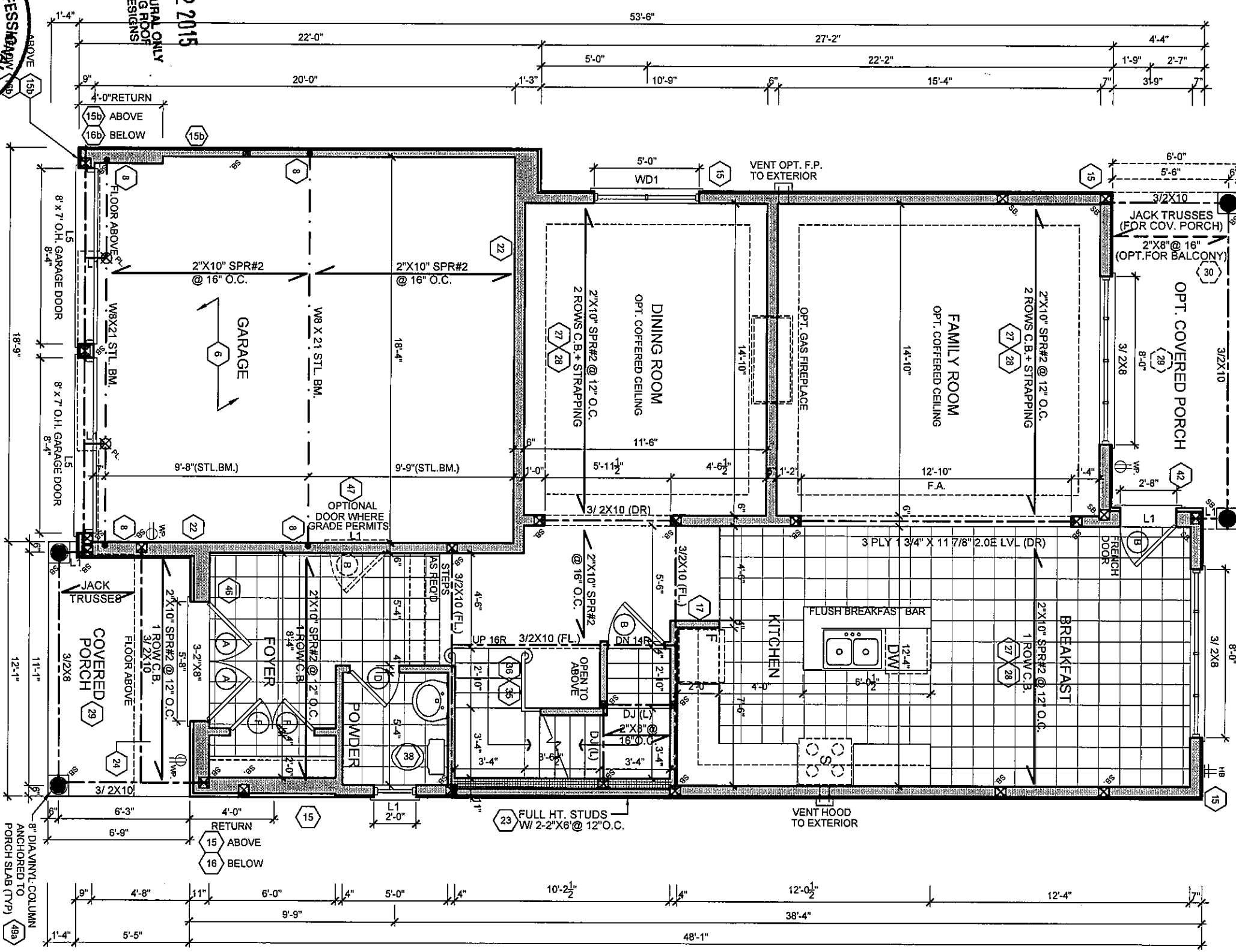
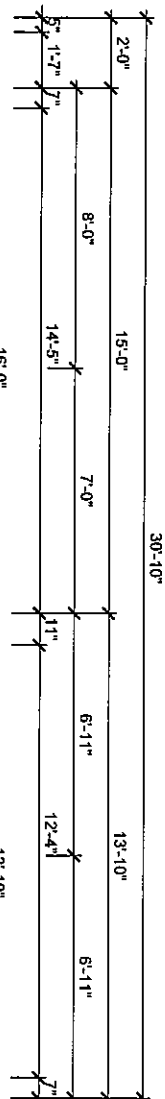
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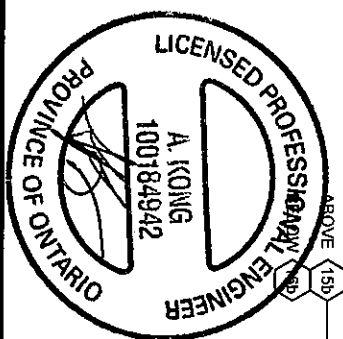
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I, REGINA CHINA, DECLARE THAT I HAVE REVIEWED AND TAKE DESIGN
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UNDER DIVISION C, PART 3, SUBSECTION 3.2.4 OF THE BUILDING CODE
CLASSIFICATION: RESIDENTIAL.
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DATE: OCTOBER 19, 2015

MODEL	37-8 (HAMPTON) ELEV. 'A'	No.	ISSUED OR REVISION COMMENTS	DATE	DWN	CHK	SCALE
CLIENT		1.	UPDATED TO OBC 2012 - 2016 ENACTMENT	OCT. 19/15	--	NC	3/16" = 1'0"
							PROJECT NUMBER
							14093
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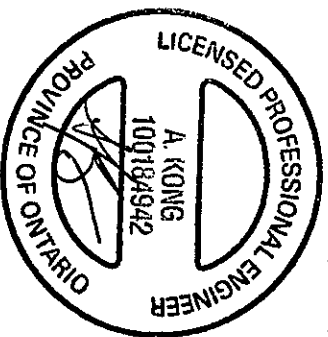
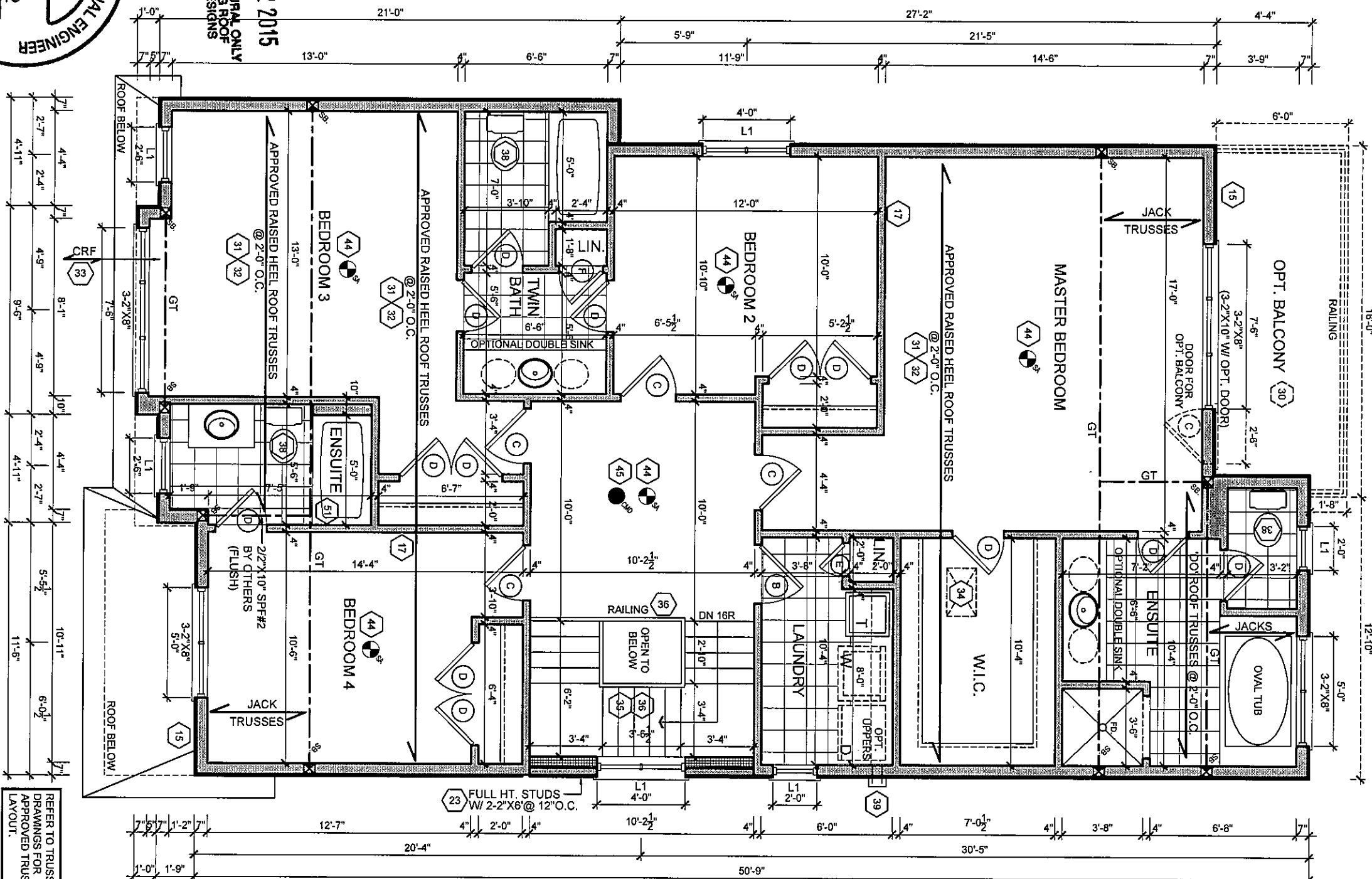
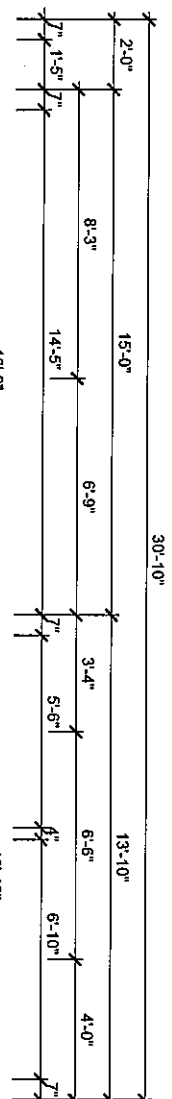


GROUND FLOOR ELEV. 'A'



 PN design <i>Imagine • Inspire • Create</i> TEL.(905)738-3177 FAX.(905)738-8448	MODEL		37-8 (HAMPTON) ELEV. 'A'				SCALE		3/16" = 1'0"			
	CLIENT		ESQUIRE HOMES NORTHGLEN - PHASE 2 CLARINGTON, ONTARIO				PROJECT NUMBER		14093			
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			1.		UPDATED TO OBC 2012 - 2015 ENACTMENT		OCT. 19/15		-		NC	
L'INSOON CLIMAT 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. I AM QUARTERED AND THE FIRM IS REGISTERED, IN THE APPROPRIATE CLASSIFICATION CATEGORY.			QUALIFIED DESIGNER BCIN:		21032		SIGNATURE:					
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SECOND FLOOR ELEV. 'A'

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CLARINGTON, ONTARIO

MODEL

37-8 (HAMPTON) ELEV. 'A'

CLIENT

NO. ISSUED OR REVISION COMMENTS

1. UPDATED TO OBC 2012 - 2015 ENACTMENT

DATE

OCT. 19/15

DWN

NC

SCALE

3/16" = 1'0"

PROJECT NUMBER

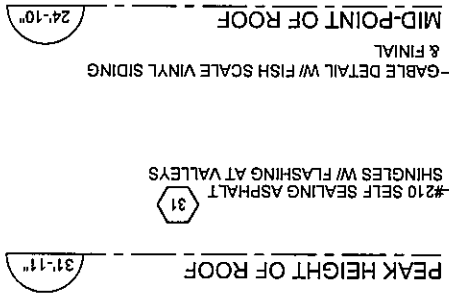
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FIRM BCIN:	26995	
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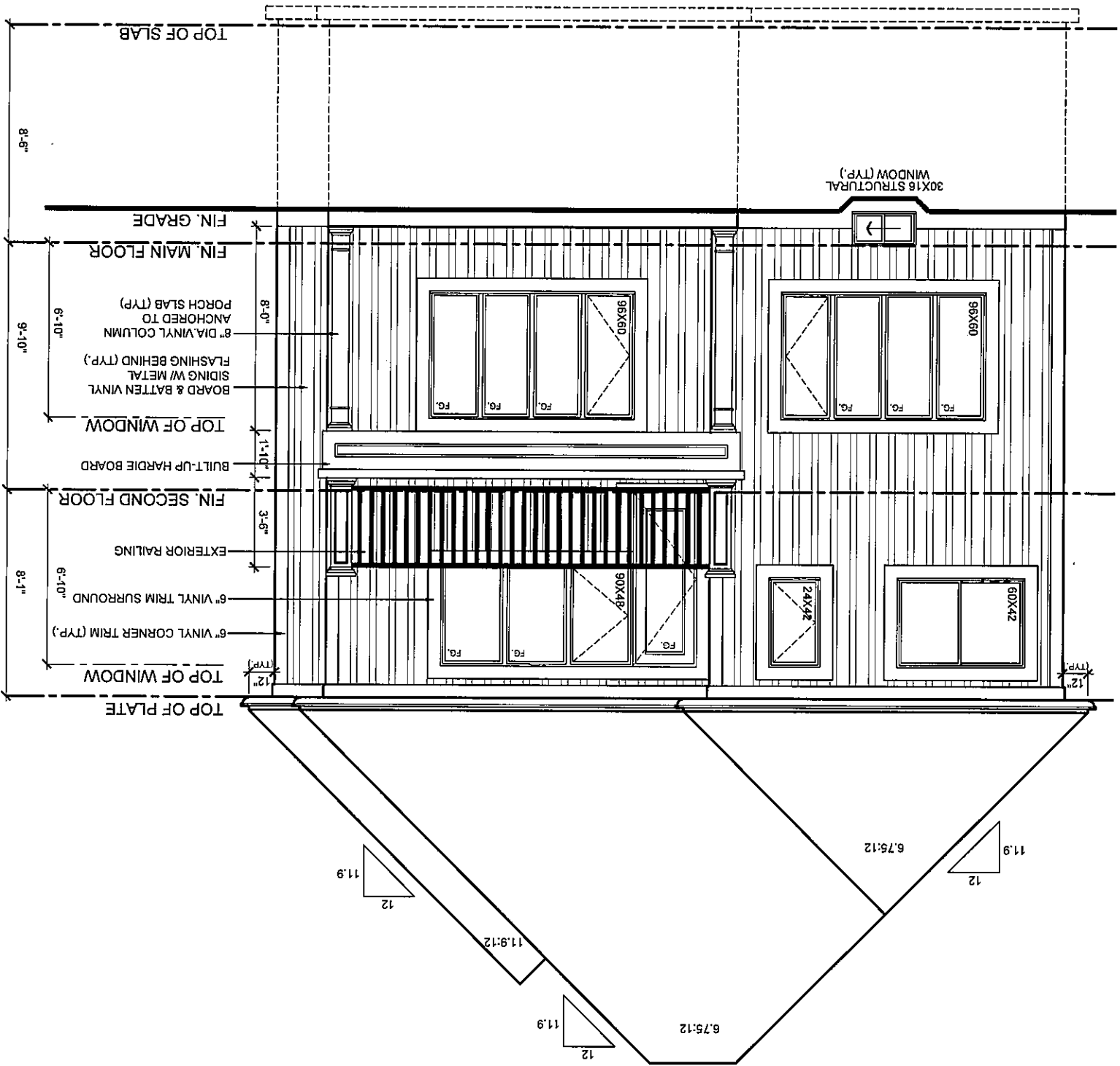
SCALE
3/16" = 1'0"

PROJECT NUMBER
14093

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REAR ELEVATION 'A'
W/ OPTIONAL PORCH & BALCONY



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MODEL	37-8 (HAMPTON) ELEV. 'A'	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"
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ALLOWABLE UNPROTECTED OPENINGS	
TOTAL WALL AREA	928.84 SF
LIMITING DISTANCE	4.0 FT
ALLOWABLE OPENINGS	65.01 SF
ACTUAL OPENINGS	38.85 SF



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MODEL
37-8 (HAMPTON) ELEV. 'A'

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

DATE	DWN	CHK
OCT. 19/15	-	NC

SCALE
3/16" = 1'0"

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

A8

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 STIFF FOOTING:

O.B.C. 9.13.3.
-BASED ON 16"-17 1/4" MAX. SUPPORTED JOIST LENGTH
-MIN. 2200psi (15MPa) CONCRETE AFTER 28 DAYS
-SHALL REST ON UNDISTURBED SOIL, ROCK OR COMPACTED GRANULAR FILL W/ MIN. 10,900psi (750kPa) BEARING CAPACITY
-FIG. SIZES MAY BE REDUCED FOR SOILS W/ GREATER BEARING CAPACITY (AS PER SOILS ENGINEERING REPORT)

1 TYPICAL STIFF FOOTING: (EXTERIOR WALLS)

O.B.C. 9.13.3.5.
-FIG. TO EXTEND MIN. 4'-0" (1200mm) BELOW GRADE
BRICK VENEER
-1 STOREY - 13" X 4" (330mm X 100mm)
-2 STOREY - 17" X 6" (430mm X 150mm)
-3 STOREY - 26" X 9" (660mm X 230mm)
SINGING-
-1 STOREY - 10" X 4" (255mm X 100mm)
-2 STOREY - 14" X 4" (360mm X 100mm)
-3 STOREY - 18" X 5" (460mm X 130mm)

2 TYPICAL STIFF FOOTING: (INTERIOR BEARING WALLS)

O.B.C. 9.13.3.6
-1 STOREY MASONRY - 16" X 4" (410mm X 100mm)
-2 STOREY MASONRY - 12" X 4" (305mm X 100mm)
-2 STOREY MASONRY - 26" X 9" (660mm X 230mm)
-18" X 5" (460mm X 130mm)
-3 STOREY MASONRY - 36" X 14" (900mm X 360mm)
-3 STOREY STUD - 24" X 8" (600mm X 200mm)

3 STEP FOOTING:

O.B.C. 9.13.3.9.
-23.5/8" (600mm) MAX. VERTICAL RISE & 23.5/8" (600mm) MIN. HORIZONTAL RUN.

4 DRAINAGE TILE OR PIPE

O.B.C. 9.11.4.3.
-4" (100mm) MIN. DIA. LAID ON UNDISTURBED OR WELL COMPACTED SOIL W/ TOP OF TILE OR PIPE TO BE BELOW BOTTOM OF FEE. SLAB
-COVER TOP & SIDES OF TILE OR PIPE W/ 5/7/8" (150mm) OF CRUSHED STONE OR OTHER COURSE CLEAN GRANULAR MATERIAL.
-TILE SHALL DRAIN TO A SEWER, DRAINAGE DITCH, OR DRY WELL.

5 BASEMENT SLAB:

O.B.C. 9.13. & 9.14.
-3" (75mm) CONCRETE SLAB
-2200psi (15MPa) AFTER 28 DAYS - O.B.C. 9.16.4.5.
-DAMP-PROOF BELOW SLAB W/ MIN. 0.006" (0.15mm) POLYETHYLENE OR TYPE 'S' ROLL ROOFING W/ 4" (100mm) LAPPED JOINTS.
-DAMP-PROOFING MAY BE OMITTED IF CONCRETE HAS MIN. 3600psi (25MPa) COMPRESSIVE STRENGTH AFTER 28 DAYS
-4" (100mm) OF COURSE GRANULAR MATERIAL
-PROVIDE 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 (RSI 1.76) INSULATION AT PERIMETER OF SLAB WHERE GRADE IS WITHIN 23"-1/2" (600mm) OF BASEMENT SLAB EDGE. INSULATION TO EXTEND TO NOT LESS THAN 23"-1/2" (600mm) BELOW EXTERIOR GRADE LEVEL (O.B.C. 9.25.12, 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. 9.25.9)

50 SLAB ON GROUND:

-3" (75mm) CONCRETE SLAB - O.B.C. 9.16.4.3.
-2200psi (15MPa) AFTER 28 DAYS - O.B.C. 9.16.4.5.
-DAMP-PROOF BELOW SLAB W/ MIN. 0.006" (0.15mm) POLYETHYLENE OR TYPE 'S' ROLL ROOFING W/ 4" (100mm) LAPPED JOINTS.
-DAMP-PROOFING MAY BE OMITTED IF CONCRETE HAS MIN. 3600psi (25MPa) COMPRESSIVE STRENGTH AFTER 28 DAYS
-R10 (RSI 1.76) INSULATION UNDER ENTIRE SLAB WHERE THE ENTIRE SLAB IS WITHIN 23"-1/2" (600mm) OF GRADE.
-4" (100mm) OF COURSE GRANULAR MATERIAL
-PROVIDE BOND BREAKING MATERIAL BETWEEN SLAB & 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. 9.25.9)

6 GARAGE SLAB / EXTERIOR SLAB:

-4" (100mm) CONCRETE SLAB
-4500psi (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) X 2' W/ 2" WIRE MESH LOCATED NEAR MID-DEPTH OF SLAB
-4" (100mm) OF COURSE GRANULAR MATERIAL
-ANY FILL PLACED UNDER SLAB, OTHER THAN COURSE CLEAN GRANULAR MATERIAL, SHALL BE COMPACTED.

7 PLASTER:

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

STRUCTURAL COLUMNS
-SIZES BASED ON COLUMN SUPPORTING BEAMS CARRYING LOADS FROM NOT MORE THAN 2 WOOD FRAME FLOORS, WHERE THE LENGTHS OF JOISTS CARRIED BY SUCH BEAMS DO NOT EXCEED 16'-1" (4.9m) AND THE LIVE LOAD ON ANY FLOOR DOES NOT EXCEED 80psf (2.4kPa).

8 STEEL PIPE COLUMN:

O.B.C. 9.15.3.4. & 9.17.3.
-FIXED COLUMN
-MIN. 3 1/2" (90mm) DIA. W/ 3/16" (4.76mm) WALL THICKNESS
-FOR STEEL BEAMS, CLIPS @ TOP & MIN. 6" X 4" X 1/4" (152mm X 100mm X 6.35mm) STEEL BTM. PLATE
-FOR WOOD BEAMS, MIN. 4"x4"x1/4" (100mm X 100mm X 6.35mm) STEEL TOP & Btm. PLATES, OR TOP PLATE TO EXTEND MIN. WIDTH OF BEAM
-ADJUSTABLE COLUMNS TO CONFORM TO CAN/CSG-2.24M WHERE IMPOSED LOAD DOES NOT EXCEED 36 kN (O.B.C. 9.17.3.4)
COL. SPACING:
2 STOREY
-MAX. 9'-10" (2977mm)
- (860mm X 860mm X 400mm)
- 44" X 44" X 21"
- (1120mm X 1200mm X 530mm)
3 STOREY
-MAX. 9'-10" (2977mm)
- (860mm X 860mm X 400mm)
- 44" X 44" X 21"
- (1120mm X 1200mm X 530mm)
-MAX. 16'-0" (4880mm)
- (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)

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

-2"x8" (127mm) LEDGER BOARD FASTENED W/ 2" (51mm) ANCHOR BOLTS @ 4" O.C.
-WHERE WOOD BEAMS BEAR ON REINFORCED CONCRETE, SEE GENERAL NOTE 11 BETWEEN ADJACENT BEAMS
-12"x11" X 5/8" STL. PLATE ON TOP OF SOLID CONCRETE BLOCK WITH 2- 1/2"x8" ANCHOR BOLTS.

WALL ASSEMBLIES:

14 FOUNDATION WALL:

O.B.C. 9.15.4.2.
-FOR WALLS NOT EXCEEDING 9'-10" (3000mm) IN LATERTALLY SUPPORTED HEIGHT:
-8" (200mm) SOLID 2200psi (15MPa) CONCRETE
-MAX. UNSUPPORTED HEIGHT OF 3'-1" (1200mm) & MAX. SUPPORTED HEIGHT OF 7'-0" (2100mm) MEASURED FROM GRADE TO FINISHED BASEMENT FLOOR.
-FOR WALLS NOT EXCEEDING 9'-0" (2700mm) IN LATERTALLY SUPPORTED HEIGHT:
-10" (250mm) SOLID 2200psi (15MPa) CONCRETE
-MAX. UNSUPPORTED HEIGHT OF 4'-7" (1400mm) & MAX. SUPPORTED HEIGHT OF 8'-6" (2600mm) MEASURED FROM GRADE TO FINISHED BASEMENT FLOOR.
-LATERAL SUPPORT PROVIDED BY ANCHORED SILL PLATE TO JOISTS.
-FOR CONDITIONS EXCEEDING THESE MAXIMUMS AN ALTERNATIVE IN CONFORMANCE TO O.B.C. 19.15.4.1 SHALL BE USED OR IT SHALL BE DESIGNED UNDER O.B.C. - PART 4
-WALL SHALL EXTEND A MIN. 5/7/8" (150mm) ABOVE GRADE
-INSULATE W/ R12 (RSI 2.11) FROM UNDERSIDE OF SUB-CRUST 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-FRST 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'-1" (600mm) 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. 9.13.3.3 (3)
-WHERE HYDROSTATIC PRESSURE OCCURS, FDN. WALLS SHALL BE WATERPROOFED AS PER O.B.C. 9.13.3.
-WALLS THAT ARE WATERPROOFED DO NOT REQUIRE DAMP-PROOFING.

140 FOUNDATION WALLS @ UNSUPPORTED OPENINGS:

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

15 FRAME WALL CONSTRUCTION:

O.B.C. 9.23.
-SIDING OR STUCCO AS PER ELEVATIONS, MIN. 7/7/8" (200mm) FROM FINISHED GRADE (O.B.C. 9.28.1.4. & 9.27.2)
-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 4" (38mm X 140mm) WOOD STUDS @ 16" (400mm) O.C.
-MIN. R22 (RSI 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. 9.23.
-FOR 45 MINUTE FIRE RATED WALL, REQUIREMENTS SUBSTITUTE THE FOLLOWING MATERIALS:
-REPLACE R22 (RSI 3.87) INSULATION WITH R22 (RSI 3.87) ABSORPTIVE INSULATING MATERIAL WITH A MASS OF AT LEAST 4.8 kg/sq.m.
-REPLACE 1/2" (12.7mm) INTERIOR GYPSUM BOARD WITH 1/2" (12.7mm) TYPE X GYPSUM BOARD.

REQ. FOR FIRE RATING (LESS THAN 2'-0" LIMITING DISTANCE):
-REFER TO REQUIREMENTS FOR LESS THAN 4'-0" LIMITING DISTANCE AND ADD/REPLACE THE FOLLOWING:
-NON-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.

150 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. & 9.27.2)
-1-1/2" (38mm) RB (RSI 1.41) RIGID INSULATION W/ TAPED JOINTS (O.B.C. 9.27.3.4.1)
-BRACE W/ CONT. 1/4 GAUGE STEEL T BRACES FROM TOP PLATE TO Btm. PLATE FOR THE FULL LENGTH OF WALL, OR CONT. 2" X 4" (38mm X 89mm) SOLID WOOD BLOCKING @ APPROXIMATELY 45 DEG. FROM TOP PLATE TO Btm. PLATE FOR FULL LENGTH OF WALL
-2" X 4" (38mm X 89mm) WOOD STUDS @ 16" (400mm) O.C. @ 12" (300mm) O.C. ON BOTTOM FLR. WHEN 3 STOREYS.
-R14 (RSI 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. 9.23.
-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 (RSI 2.46) INSULATION WITH R14 (RSI 2.46) ABSORPTIVE INSULATING MATERIAL WITH A MASS OF AT LEAST 2.8 kg/sq.m.
-REPLACE 1/2" (12.7mm) GYPSUM BD. W/ 1/2" (12.7mm) TYPE X GYPSUM BD.

15b FRAME WALL CONSTRUCTION @ GARAGE:

O.B.C. 9.23.
-SIDING OR STUCCO AS PER ELEVATIONS, MIN. 7/7/8" (200mm) FROM FINISHED GRADE (O.B.C. 9.28.1.4. & 9.27.2)
-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 4" (38mm X 89mm) WOOD STUDS @ 16" (400mm) O.C.
-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. 9.23.
-FOR 45 MINUTE FIRE RATED WALL, REQUIREMENTS SUBSTITUTE AND/OR ADD THE FOLLOWING MATERIALS:
-ADD ABSORPTIVE MATERIAL WITH A MASS OF AT LEAST 2.8 kg/sq.m.
-REPLACE 1/2" (12.7mm) GYPSUM BD. W/ 1/2" (12.7mm) TYPE X GYPSUM BD.
REQ. FOR FIRE RATING (LESS THAN 2'-0" LIMITING DISTANCE):
-REFER TO REQUIREMENTS FOR LESS THAN 4'-0" LIMITING DISTANCE AND ADD/REPLACE THE FOLLOWING:
-NON-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 SHEATHING PAPER OVER 1/2" (12.7mm) GYPSUM EXTERIOR SHEATHING WHICH REPLACES EXTERIOR PLYWOOD OR EQUIV.

16 BRICK VENEER CONSTRUCTION:

O.B.C. 9.23.
-3-1/2" (90mm) FACE BRICK OR 4" (100mm) STONE @ 36"-1" (11m) MAX. HEIGHT
-MIN. 0.003" (0.76mm) THICK, 7/8" (22mm) WIDE CORROSION RESISTANT STRAPS @ MAX. 15 3/4" (400mm) O.C. HORIZONTAL & 23 5/8" (600mm) O.C. VERTICAL SPACING
-PROVIDE WEEP HOLES @ 2'-7" (800mm) O.C. @ Btm. COURSE & OVER OPENINGS
-BASE FLASHING UP TO 5/7/8" (150mm) BEHIND WALL SHEATHING MEMBRANE (O.B.C. 9.20.13.6.(2))
-BRICK OR STONE STUDS UNDER OPENINGS, FLASHING UNDER
-1" (25mm) AIR SPACE
-WALL SHEATHING MEMBRANE AS PER O.B.C. 9.27.3.2.
-1/4" (6mm) PLYWOOD (EXTERIOR TYPE) OR EQUIVALENT AS PER O.B.C. 9.23.1.6.
-2" X 6" (38mm X 140mm) WOOD STUDS @ 16" (400mm) O.C.
-MIN. R22 (RSI 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. 9.23.
-FOR 45 MINUTE FIRE RATED WALL, REQUIREMENTS SUBSTITUTE AND/OR ADD THE FOLLOWING MATERIALS:
-REPLACE R22 (RSI 3.87) INSULATION WITH R22 (RSI 3.87) ABSORPTIVE INSULATING MATERIAL WITH A MASS OF AT LEAST 4.8 kg/sq.m.
-REPLACE 1/2" (12.7mm) GYPSUM BD. W/ 1/2" (12.7mm) TYPE X GYPSUM BD.
O.B.C. 9.23.
-3-1/2" (90mm) FACE BRICK OR 4" (100mm) STONE @ 36"-1" (11m) MAX. HEIGHT
-MIN. 0.003" (0.76mm) THICK, 7/8" (22mm) WIDE CORROSION RESISTANT STRAPS @ MAX. 15 3/4" (400mm) O.C. HORIZONTAL & 23 5/8" (600mm) O.C. VERTICAL SPACING
-PROVIDE WEEP HOLES @ 2'-7" (800mm) O.C. @ Btm. COURSE & OVER OPENINGS
-BASE FLASHING UP TO 5/7/8" (150mm) BEHIND WALL SHEATHING MEMBRANE (O.B.C. 9.20.13.6.(2))
-BRICK OR STONE STUDS UNDER OPENINGS, FLASHING UNDER
-1" (25mm) AIR SPACE
-1-1/2" (38mm) RB (RSI 1.41) RIGID INSULATION W/ TAPED JOINTS (O.B.C. 9.27.3.4.1)
-2" X 4" (38mm X 89mm) WOOD STUDS @ 16" (400mm) O.C. @ 12" (300mm) O.C. ON BOTTOM FLR. WHEN 3 STOREYS
-BRACE W/ CONT. 1/4 GAUGE STEEL T BRACES FROM TOP PLATE TO Btm. PLATE FOR THE FULL LENGTH OF WALL, OR CONT. 2" X 4" (38mm X 89mm) SOLID WOOD BLOCKING @ APPROXIMATELY 45 DEG. FROM TOP PLATE TO Btm. PLATE FOR FULL LENGTH OF WALL
-R14 (RSI 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. 9.23.
-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 (RSI 2.46) INSULATION WITH R14 (RSI 2.46) ABSORPTIVE INSULATING MATERIAL WITH A MASS OF AT LEAST 2.8 kg/sq.m.
-REPLACE 1/2" (12.7mm) GYPSUM BD. W/ 1/2" (12.7mm) TYPE X GYPSUM BD.

CLIENT SPECIFIC REVISIONS

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

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

I, NELSON QUINN, DECLARE THAT I HAVE REVIEWED AND TAKE DESIGN RESPONSIBILITY FOR THE DESIGN OF THE PROJECT.
UNDER DIVISION 3 PART 1 SECTION 31.00, THE DESIGN OF THE PROJECT IS THE RESPONSIBILITY OF THE DESIGNER.
THE DESIGNER'S NAME AND THE FIRM IS REGISTERED IN THE APPROPRIATE CATEGORIES.

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

SIGNATURE:

D1

ESQUIRE HOMES

NORTHGLEN - PHASE 2

CLARINGTON, ONTARIO

37-8 (HAMPTON) ELEV. 'A'

MODEL

CLIENT

No. ISSUED OR REVISION COMMENTS

1. UPDATED TO OBC 2012 - 2015 ENACTMENT

DATE DWN CHK

OCT. 19/15 - NC

SCALE

N/A

PROJECT NUMBER

14093

PAGE

D1

17 INTERIOR STUD WALLS:

O.B.C. 1.9,23.10.1.
-2" X 4" (38mmx 89mm) WOOD STUDS @ 16" (400mm) O.C. OR
-2" X 6" (38mmx 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" (38mmx 89mm) WOOD STUDS @ 16" (400mm) O.C. OR
-2" X 6" (38mmx 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) DBA, 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
TO THE U/S OF ROOF DECK
-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" (38mmx 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
-ACOUSICAL SEALANT AS PER O.B.C. SB-3 (NOTE (2) TO TABLE 1)
PARTY WALL - BLOCK (AGAINST GARAGE):

19b PARTY WALL - BLOCK (AGAINST GARAGE):

O.B.C. SB-3 WALL = B66 (STC = 57, FIRE = 2 HR)
-MIN. 1HR FIRE-RESISTANCE RATING CONTINUOUS
-1/2" (12.7mm) GYPSUM BOARD
-CONTINUOUS AIR/VAPOUR BARRIER IN CONFORMANCE W/ O.B.C.-9.25.3.
& 9.25.4.
-2" X 4" (38mmx 89mm) WOOD STRAPPING @ 16" (400mm) O.C.
-R20 (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
REQ. 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^{si} VALUE = 25.57

19b 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 6400 S.F. (600 SQ.M) OF BUILDING
AREA, O.B.C. 13.2,2.47.
-1/2" (12.7mm) GYPSUM BOARD W/ TAPED JOINTS
-2" X 2" (38mmx 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
-ACOUSICAL SEALANT AS PER O.B.C. SB-3 (NOTE (2) TO TABLE 1)
-ACROURIDE PAST FASCIA @ EAVES W/ BRICK CORBELLING
-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" (301), WALL NEED NOT EXTEND PAST UPPER ROOF SURFACE PER
O.B.C. 3.1.10.4.12)

20 PARTY WALL - FOUNDATION:

O.B.C. 9.15.4.2.
-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
PARTY WALL - WOOD STUD:
O.B.C. SB-3 WALL = W13a (STC = 57, FIRE = 1 HR)
-MIN. 1HR FIRE-RESISTANCE RATING CONTINUOUS FROM TOP OF
FOOTINGS TO THE U/S OF ROOF DECK
-2 ROWS 2"X4" (38mmx 89mm) STUDS @ 16" (400mm) O.C. W/ SEPARATE
2" X 4" (38mmx 89mm) BOTTOM PLATE & SEPARATE DOUBLE 2" X 4"
(38mmx 89mm) TOP PLATES
-SOUND ABSORPTIVE MATERIAL ON BOTH SIDES FILLING A MINIMUM OF
90% OF THE CAVITY.
-5/8" (16mm) TYPE 'X' GYPSUM BOARD BOTH SIDES W/ JOINTS TAPED &
FILLED.
-ACOUSICAL SEALANT AS PER O.B.C. SB-3 (NOTE (2) TO TABLE 1)
NOTE - SUPPORT FOR 2+3 FLOORS ABOVE - O.B.C. 1.9,23.10.1. =
-FOR 2 FLOORS SUPPORTED ABOVE 2" X 4" (38mmx 89mm) STUDS ARE
REQUIRED TO BE SPACED @ 12" (300mm) O.C.
-FOR 3 FLOORS SUPPORTED ABOVE 2" X 6" (38mmx 140mm) STUDS ARE
REQUIRED TO BE SPACED @ 12" (300mm) O.C.

22 GARAGE WALL & CEILING:

O.B.C. 9.10,9.16.13)
-1/2" (12.7mm) GYPSUM BOARD ON BOTH SIDES OF WALL & U/S OF CEILING
BETWEEN HOUSE AND GARAGE
-TAPE AND SEAL ALL JOINTS GAS TIGHT
-R22 (RSI 3.87) INSULATION IN WALLS.
-R31 (RSI 5.41) INSULATION IN CEILINGS WITH 2" (51mm) AIR SPACE
-CONTINUOUS AIR/VAPOUR BARRIER IN CONFORMANCE W/ O.B.C. 9.25.3. & 9.25.4.
-FOR FLOOR AND PENDING NOT TO BE USED FOR GARAGE
REQUIRED GARAGE AREA (REFER TO MUNICIPAL BY-LAWS WITH
-1/2" (12.7mm) GYPSUM BOARD
-ROOF FRAMING MEMBERS ARE FASTENED TO CEILING JOISTS WITH
4-3/16" (82mm) TOE NAILS
-BOTTOM PLATES ARE FASTENED TO FLOOR JOISTS @ 24" (600mm) O.C.
RIM JOIST WITH 3 1/4" (82mm) NAILS AT 7'-10" (2400mm) O.C.
WALLS ADJACENT TO ATTIC SPACE:

22b WALLS ADJACENT TO ATTIC SPACE:

-1/2" (12.7mm) GYPSUM BOARD
-CONTINUOUS AIR/VAPOUR BARRIER IN CONFORMANCE W/ O.B.C. 9.25.3. & 9.25.4.
-2" X 6" (38mmx 140mm) WOOD STUDS @ 16" (400mm) O.C.
-R22 (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.
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) TOE NAILS
-DOUBLE TOP PLATES FASTENED TOGETHER WITH 3" (76mm) AT
7 7/8" (200mm) O.C.
-SOLID BRIDGING AT 3'-1" (1200mm) O.C.
-MIN. R22 (RSI 3.87) INSULATION (ZONE 1: O.B.C. 1.2.1.1,2.A.)
-CONTINUOUS AIR/VAPOUR BARRIER IN CONFORMANCE WITH O.B.C.
9.25.3. & 9.25.5.
EXPOSED FLOOR:
-FLOOR AS PER NOTE # 28
-CONTINUOUS AIR/VAPOUR BARRIER IN CONFORMANCE W/
O.B.C.-9.25.3. & 9.25.4.
-R31 (RSI 5.46) INSULATION
-VENTED ALUMINUM SOFFIT

24 EXPOSED FLOOR:

-FLOOR AS PER NOTE # 28
-CONTINUOUS AIR/VAPOUR BARRIER IN CONFORMANCE W/
O.B.C.-9.25.3. & 9.25.4.
-R31 (RSI 5.46) INSULATION
-VENTED ALUMINUM SOFFIT

24b 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.

25 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.

25b CORREL MASONRY VENEER:

-MASONRY VENEER TO BE CORBELLED AS PER O.B.C. 9.20.12.3.(1)
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 COMPRESSING, 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" (19mmx 64mm) NAILED TO U/S OF JOISTS @ MAX. 6'-11" (2100mm) O.C.
-FASTENED TO SILL OR HEADER @ ENDS
b) BRIDGING
-1" X 3" (19mmx 64mm) OR 2" X 2" (38mmx 38mm) CROSS BRIDGING @ MAX.
6'-11" (2100mm) O.C.
c) BRIDGING & STRAPPING
-a) & b) USED TOGETHER OR
-1 1/2" (38mm) 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 SHALL NOT 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.
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 5/8"
(15.9mm) EXTERIOR GRADE PLYWOOD SHEATHING ON 2"X4" WOOD PURLINS
(CUT DIAGONALLY) @ 12" O.C. DIRECTLY ON 2"X8" ROOF JOISTS @ 12" O.C.
(OR AS NOTED ON PLAN)
-EXTERIOR GUARD AS PER R360
-SCOPE ASSEMBLY MINIMUM 2% TO ROOF SCUPPER
-REQUIRED FOR OVER HEATED SPACES:

30 EXTERIOR FLAT ROOF ASSEMBLY:

-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/VAPOUR 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. 1.9,29.5.3.)
EXTERIOR FLAT ROOF ASSEMBLY:
-SINGLE PLY WATERPROOF ROOF MEMBRANE OR EQUIVALENT
INSTALLED PER MANUFACTURERS SPECIFICATIONS.
-1/4" EXTERIOR GRADE WOOD PANEL TYPE UNDERLAY TAPEDED PURLINS
SLOPED MIN. 2% TO ROOF SCUPPER.
-3/8" EXTERIOR GRADE PLYWOOD SHEATHING ON
-2"X4" ROOF JOISTS @ 12" O.C. (OR AS NOTED ON PLAN)
REQUIRED FOR OVER HEATED SPACES:

30b EXTERIOR FLAT ROOF ASSEMBLY:

-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/VAPOUR 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. 1.9,29.5.3.)
ROOF ASSEMBLIES
TYPICAL ROOF:
O.B.C. 9.26.
-NO. 210 (30. SKG/m2) ASPHALT SHINGLES
-FOR ROOFS BETWEEN 4/12 & 8/12 PITCH PROVIDE EAVES PROTECTION TO
EXTEND UP THE ROOF SLOPE MIN. 2'-11" (900mm) FROM EDGE TO A LINE NOT
LESS THAN 12" (300mm) PAST THE INSIDE FACE OF EXTERIOR WALL.
-EAVES PROTECTION LAYED 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.(3)
-3/8" (10mm) PLYWOOD SHEATHING OR OSB (O-2 GRADE) WITH 1" CLIPS
APPROVED WOOD TRUSSES @ 24" (600mm) O.C. (REFER TO MANUFACTURERS
LAYOUT)
-BRUSS BRACING AS PER TRUSS MANUFACTURER
-EAVESTROUGH ON PREFINISHED FASCIA AND VENTED SOFFIT (VINYL OR
ALUMINUM)
-ATTIC VENTILATION 1:300 OF INSULATED CEILING AREA WITH 50% AT SOFFIT.

31 ROOF ASSEMBLIES

31 TYPICAL ROOF:

O.B.C. 9.26.
-NO. 210 (30. SKG/m2) ASPHALT SHINGLES
-FOR ROOFS BETWEEN 4/12 & 8/12 PITCH PROVIDE EAVES PROTECTION TO
EXTEND UP THE ROOF SLOPE MIN. 2'-11" (900mm) FROM EDGE TO A LINE NOT
LESS THAN 12" (300mm) PAST THE INSIDE FACE OF EXTERIOR WALL.
-EAVES PROTECTION LAYED 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.(3)
-3/8" (10mm) PLYWOOD SHEATHING OR OSB (O-2 GRADE) WITH 1" CLIPS
APPROVED WOOD TRUSSES @ 24" (600mm) O.C. (REFER TO MANUFACTURERS
LAYOUT)
-BRUSS BRACING AS PER TRUSS MANUFACTURER
-EAVESTROUGH ON PREFINISHED FASCIA AND VENTED SOFFIT (VINYL OR
ALUMINUM)
-ATTIC VENTILATION 1:300 OF INSULATED CEILING AREA WITH 50% AT SOFFIT.
CEILING:
-R50 (RSI 8.8) INSULATION
-CONTINUOUS AIR/VAPOUR 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. 1.9,29.5.3.)
VALID OR CATHEDRAL CEILING:

32b VALID OR CATHEDRAL CEILING:

O.B.C. 9.26. & TABLE 4.4
-NO. 210 (30. SKG/m2) ASPHALT SHINGLES
-FOR ROOFS BETWEEN 4/12 & 8/12 PITCH PROVIDE EAVES PROTECTION TO
EXTEND UP THE ROOF SLOPE MIN. 2'-11" (900mm) FROM EDGE TO A LINE NOT
LESS THAN 12" (300mm) PAST THE INSIDE FACE OF EXTERIOR WALL.
-EAVES PROTECTION LAYED 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.
-3/8" (10mm) PLYWOOD SHEATHING OR OSB (O-2 GRADE) WITH 1" CLIPS.
-2"X8" (38mm x 184mm) @ 16" O.C. W/ 2"X2" (38mm x 38mm) CROSS PURLINS
@ 24" O.C. MAX. SPAN 13'-3" (4050mm) OR
-2"X10" (38mm x 255mm) @ 16" O.C. W/ 2"X2" (38mm x 38mm) CROSS
PURLINS @ 24" O.C. MAX. SPAN 17'-0" (5180mm)

33 CONVENTIONAL FRAMING:

O.B.C. TABLE A6 OR A7
-2" X 6" (38mm X 140mm) RAFTERS @ 16" (400mm) O.C. MAX. SPAN 12'-9"
(3900mm)
-2"X4" (38mm x 89mm) COLLAR TIES AT MIDSPAN
-CEILING JOISTS TO BE 2" X 6" (38mmx 140mm) @ 16" (400mm) O.C.
UNLESS OTHERWISE NOTED
-HIP & VALLEY RAFTERS TO BE MIN. 2" (50mm) LARGER THAN COMMON
RAFTERS & MIN. 1 1/2" (38mm) THICK.

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" (600mm)
-MIN. WIDTH (BETWEEN WALL FACES) = 2'-11" (900mm)
-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
-FIG. 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" (635mm) 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'-9" (2050mm)
-MIN. WIDTH = 2'-11" (900mm)
-EXIT STAIRS, BETWEEN GUARDS
-FINISHED RAILING ON WOOD PICKETS MAX. 4" BETWEEN PICKETS
-FOUND. WALL REQUIRED WHEN NUMBER OF RISERS EXCEEDS 2
-FIG. 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)
-TWO HANDRAILS ARE 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" (635mm) 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

TERMINATION:

O.B.C. 9.8.7.3
-ONE HAND RAIL SHALL EXTEND HORIZONTALLY NOT LESS THAN 11 3/4"
(300mm) BEYOND THE TOP & BOTTOM OF EACH STAIR AS
FINISH:
O.B.C. 9.8.9.6
-TREADS ARE TO BE WEAR AND SLIP RESISTANT, SMOOTH, EVEN AND FREE
FROM DEFECTS PER OBC 9.8.6.14)
-STAIRS AND RAMPS SHALL HAVE A COLOUR CONTRAST OR DISTINCTIVE
VISUAL PATTERN TO DEMARCATE THE LEADING EDGE OF THE TREADS.
LANDING AND THE BEGINNING AND END OF A RAMP.

36 INTERIOR GUARDS:

O.B.C. SB-7 & 9.8.3.
-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 OR STEPS (EXCEPT EXIT STAIRS) TO BE 2'-11" (900mm) HIGH

36b EXTERIOR GUARDS:

O.B.C. SB-7 & 9.8.3.
-GUARDS ARE REQUIRED WHEN WALKING SURFACE TO GRADE IS GREATER THAN
23 5/8" (600mm).
-GUARDS TO BE 3'-6" (1070mm)
-FOR DWELLING UNITS GUARDS TO BE A MIN. OF 2'-11" (900mm) HIGH
-FOR DWELLING UNITS GUARDS TO BE 3'-6" (1070mm) HIGH WHERE WALKING
SURFACES IS MORE THAN 3'-11" (1800mm) ABOVE ADJACENT GRADE.
-PICKETS TO HAVE 4" (100mm) MAX. SPACING
-PROVIDE MID-SPAN POSTS AS PER SB-7.
-GUARDS FOR FLIGHTS OR STEPS (EXCEPT EXIT STAIRS) TO BE 2'-11" (900mm) HIGH
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

CLIENT SPECIFIC REVISIONS

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

PROJECT NUMBER
14093

SIGNATURE:

D2

Imagine - Inspire - Create
TEL: (905) 736-3177
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FN design



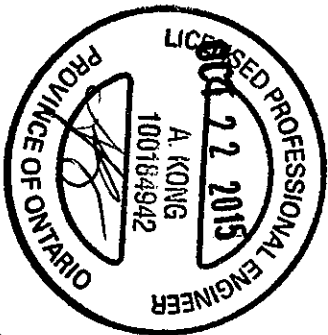
ESQUIRE HOMES
NORTHGLEN - PHASE 2
CLARINGTON, ONTARIO

REVISOR: JANUARY 08, 2015 - RN STAFF
IN ACCORDANCE TO SB-12 COMPLIANCE PACKAGE 1
CLIENT SPECIFIC REVISIONS

1. NELSON GUNJA DECLARE THAT I HAVE REVIEWED AND TAKE DESIGN
UNDER DIVISION C PART 3.2 SUBSECTION 3.2.2 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

- 36b) EXTERIOR GUARDS @ JULIET BALCONY:**
- FOR RAILING SPANNING MAXIMUM OF 6'-0".
 - PROVIDE PREFIN. METAL RAILING W/ 75mm 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" 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) -CAPPED DRYER VENT**
- 40) 1"-2" (19mmx38mm) BOTH SIDES OF STEEL.**
- 41) WOOD FRAMING MEMBERS SUPPORTED ON CONCRETE IN CONTACT WITH GROUND OR FILL SHALL BE PRESSURE TREATED OR SEPARATED FROM CONCRETE W/ 6 mil POLYETHYLENE.**
- 42) -PRECAST CONC. STEP**
- 42) 2-RISES MAXIMUM PERMITTED TO BE Laid ON GROUND**
- 44) SMOKE ALARM, O.B.C.-9.10.19.**
- PROVIDE 1 ON EACH FLOOR INCLUDING BASEMENTS
 - PROVIDE 1 IN EACH BEDROOM
 - INSTALLED AT OR NEAR CEILING
 - ALARMS TO BE CONNECTED IN CIRCUIT AND INTERCONNECTED SO ALL ALARMS WILL BE ACTIVATED IF ANY ONE OF THEM SOUNDS AND HAVE A VISUAL SIGNALING COMPONENT
 - ALARMS MUST BE HARDWIRED AND HAVE AN ALTERNATE POWER SOURCE THAT CAN POWER ALARM FOR 7 DAYS, FOLLOWED BY 4 MINUTES OF ALARM
- 45) CARBON MONOXIDE ALARM (CMA) O.B.C.-9.33.4.**
- WHERE THERE IS A FIRE, 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/OUT KEY**
- PROVIDE A VIEWER WITH A VIEWING ANGLE OF NOT LESS THAN 160 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 PROCEED WITH SELF CLOSER, WEATHERSTRIPPING, THRESHOLD & 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 21.5/8" (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.
- ◆ CLIENT SPECIFIC REVISIONS
- 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.
 - 1-1/4" x 1-1/4" MASONRY VENEER SURROUND 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 CONC. CAP W/ METAL SADDLE.
 - 1-1/4" x 1-1/4" 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'-8" EXTERIOR TYPE DOOR (MIN.R-4 RSJ 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 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)(c)&(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 1.58psf 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 (RSI 3.52) PROVIDED THAT THE WINDOWS AND SLIDING GLASS DOORS HAVE A MAXIMUM U-VALUE OF 1.4, OR THE THERMAL INSULATION VALUE IN BASEMENT WALLS HAS A MINIMUM R20 (RSI 3.52).
 - OR
 - WHERE 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 (RSI 3.52) PROVIDED THAT:
 - a) THE THERMAL INSULATION VALUE IN A CEILING WITH AN ATTIC SPACE IS NOT LESS THAN R60 (RSI 10.59).
 - b) THE MINIMUM EFFICIENCY OF THE HRV IS INCREASED BY NOT LESS THAN 8 PERCENTAGE POINTS.
 - c) THE MINIMUM AFFLUE 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.
- 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



FOR STRUCTURAL ONLY

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 1/4" (2.0E) 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 1/4" (2.0E) LVL
C 760x2030x35 (2'5"x6'8"x1'-3/8")	WD3 5/2" X 8" SPR	WD8 4/2" X 12" SPR	WD12 2/1 3/4" X 1/2" (2.0E) 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" (2.0E) LVL
E 460x2030x35 (1'5"x6'8"x1'-3/8")	WD5 4/2" X 10" SPR	WD14 2/1 3/4" X 11 7/8" (2.0E) LVL	WD15 3/1 3/4" X 11 7/8" (2.0E) LVL
F 610x2030x35 (2'0"x6'8"x1'-3/8")			
G OVER SIZED EXTERIOR DOOR .REFER TO ELEVATIONS FOR SIZE			
		LINTELS	
L1 2/2" X 8" 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		
		STEEL BEAMS	
ST1 W6 X 15	ST3 W8 X 18	ST5 W8 X 24	
ST2 W6 X 20	ST4 W8 X 21		

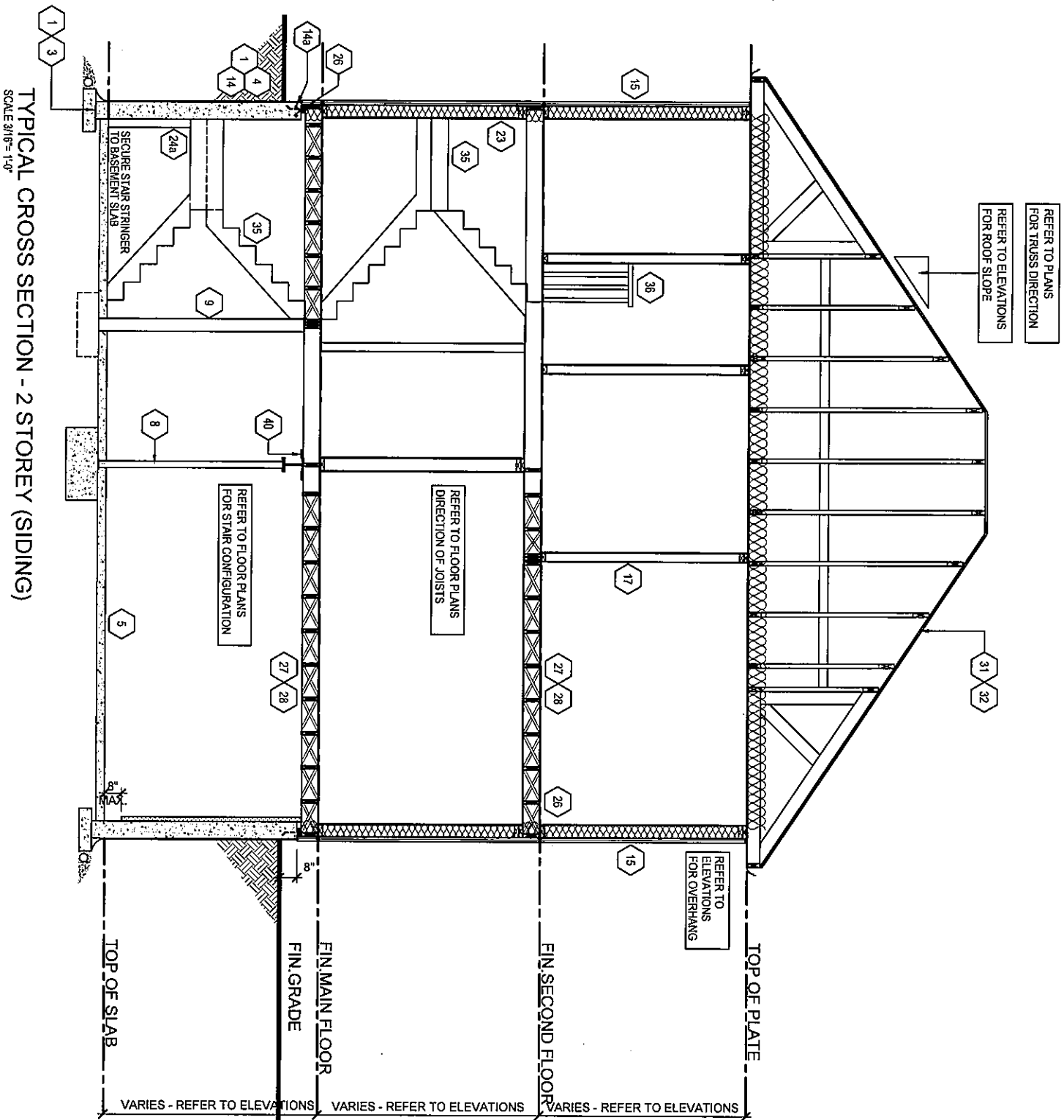
PLAN/ELEVATION LEGEND

SMOKE ALARM	CARBON MONOXIDE DETECTOR	FLOOR DRAIN
WATERPROOF DOUBLE OUTLET	DOUBLE JOIST	SOLID BEARING
VENTS AND INTAKES	P.T. PRESSURE TREATED LUMBER	TO BE SAME WIDTH AS SUPPORTED MEMBER
HOSE BIB	G.T. GUTTER TUBES	POINT LOAD
EXHAUST FAN	A.F.F. ABOVE FINISHED FLOOR	FLAT ARCH
COLD CELLAR VENT	EXT. LIGHT FIXTURE (WALL MOUNTED)	2 STORY WALL
STOVE VENT	HYDRO METER	U/S UNDER SIDE
FIRE PLACE VENT	GAS METER	FIXED GLAZING
DRYER VENT		GB GLASS BLOCK
		BG BLACK GLASS

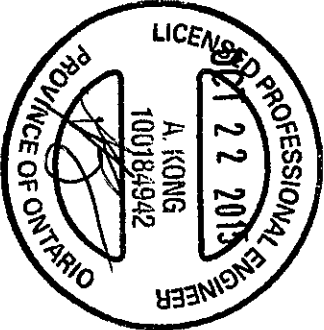
FLOOR AREA CALCULATIONS


ELEVATION	A				
FIRST FLOOR	1074				
SECOND FLOOR	1357				
TOTAL	2431				
DEDUCT O.T.B.	8				
TOTAL	2423				
FIN. BASEMENT	0				
TOTAL	2423				
LOFT PLAN	N/A				
TOTAL	2423				
COVERAGE (ft ²)	1461				
W/O PORCH (m ²)	135.7				
COVERAGE (ft ²)	1532				
W/ PORCH (m ²)	142.3				

 Imagine - Inspire - Create TEL: (905) 728-3177 FAX: (905) 728-5449	MODEL: 37-8 (HAMPTON) ELEV. 'A'		CLIENT: ESQUIRE HOMES NORTHGLEN - PHASE 2 CLARINGTON, ONTARIO	
	No.	ISSUED OR REVISION COMMENTS	DATE	DWN
REVISIONS: JANUARY 08, 2015 - RN STAFF IN ACCORDANCE TO SB-12 COMPLIANCE PACKAGE 1	1.	UPDATED TO OBC 2012 - 2015 ENACTMENT	OCT. 19/15	NC
◆ CLIENT SPECIFIC REVISIONS				
I, THE SIGN GUINIA, DECLARE THAT I HAVE REVIEWED AND TAKE DESIGN RESPONSIBILITY FOR THE SUBMISSION OF THESE DRAWINGS TO THE DIVISION OF BUILDING AND PLANNING, ON BEHALF OF THE CLIENT. I AM QUALIFIED AND THE FIRM IS REGISTERED, IN THE APPROPRIATE CLASSIFICATION CATEGORY.		QUALIFIED DESIGNER BCIN: 21032	SIGNATURE:	
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	CLIENT		ESQUIRE HOMES NORTHGLEN - PHASE 2 CLARINGTON, ONTARIO				PAGE		
	No.		ISSUED OR REVISION COMMENTS		DATE		DWN		
	1.		UPDATED TO OBC 2012 - 2015 ENACTMENT		OCT. 19/15		- NC		
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, NELSON KUNA DECLARE THAT I HAVE REVIEWED AND TAKE DESIGN RESPONSIBILITY FOR THE DESIGN OF THE STRUCTURE SHOWN ON THESE DRAWINGS. I AM QUALIFIED AND THE FIRM IS REGISTERED, IN THE APPROPRIATE CLASSES/CATEGORIES.		QUALIFIED DESIGNER BCIN: 21032 FIRM BCIN: 28995		SIGNATURE:		D4	
		DATE: OCTOBER 19, 2015							