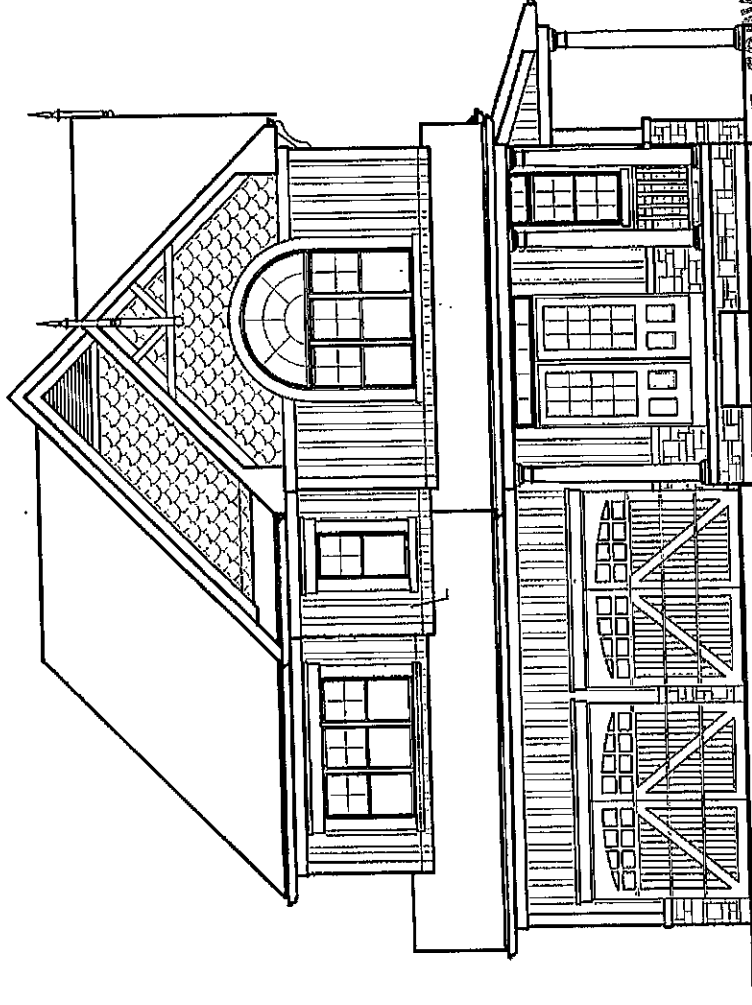




FRONT ELEVATION 'A'

MUNICIPALITY OF CLARINGTON
CERTIFIED COPY
FORMING PART OF BUILDING
PERMIT DRAWINGS

ONE COPY OF THE CERTIFIED
PLAN OR FACSIMILE TO BE MAINTAINED
AND READILY AVAILABLE

GROSS GLAZING AREA 'A'	
TOTAL PERIPHERAL WALL AREA	3165.01 SF
FRONT GLAZING AREA	82.82 SF
LEFT SIDE GLAZING AREA	47.72 SF
RIGHT SIDE GLAZING AREA	109.67 SF
REAR GLAZING AREA	108.83 SF
TOTAL GLAZING AREA	349.04 SF
TOTAL GLAZING PERCENTAGE	11.03 %

GROSS GLAZING AREA 'A'-W.O.D.	
TOTAL PERIPHERAL WALL AREA	3250.80 SF
FRONT GLAZING AREA	82.82 SF
LEFT SIDE GLAZING AREA	47.72 SF
RIGHT SIDE GLAZING AREA	109.67 SF
REAR GLAZING AREA	108.83 SF
TOTAL GLAZING AREA	349.04 SF
TOTAL GLAZING PERCENTAGE	10.74 %

The owner shall notify the Chief Officer at least two (2) business days prior to each stage of construction for which notice is required under the Building Code as amended from time to time.

DRAWING LIST:

40-4 (BARBOUR) -
CORNER ELEVATION 'A'

- T1 TITLE SHEET
A1 BASEMENT FLOOR PLAN ELEV. 'A'
A2 GROUND FLOOR PLAN ELEV. 'A'
A3 SECOND FLOOR PLAN ELEV. 'A'
A4 FRONT ELEVATION 'A'
A5 RIGHT SIDE ELEVATION 'A'
A6 REAR ELEVATION 'A'
A7 LEFT SIDE ELEVATION 'A'
A8 PARTIAL PLANS ELEVATION 'A'
A9 WALKOUT DECK CONDITION
D1 REAR ELEVATION 'A'
D2 WALKOUT DECK CONDITION
D3 CONSTRUCTION NOTES
D4 CONSTRUCTION NOTES
D5 TYPICAL SECTION

Attached has
cross
sections
added

Kim
Duffy

ESQUIRE HOMES
NORTHGLEN
CLARINGTON, ONTARIO



RN design
Imagine • Inspire • Create

8395 JANE STREET
SUITE 203
VAUGHAN, ON
TEL: 905-738-3177
FAX: 905-738-5449

CONTACT PERSON:

No.		REVISION COMMENTS:	DATE	DWN	CHK	SCALE
1.		ISSUED FOR CLIENT REVIEW	NOV. 03/14	SB	NC	AS NOTED
2.		REVISED AS PER ENGINEER COMMENTS	NOV. 13/14	SB	NC	PROJECT No. 08080
		ISSUED FOR FINAL				T1

THESE DRAWINGS ARE NOT TO BE SCALED.
ALL DIMENSIONS SHOWN ON CONTRACT DOCUMENTS
MUST BE REPORTED DIRECTLY TO RN DESIGN LTD.
REVISED: SEPTEMBER 20, 2013 - RN STAFF IN ACCORDANCE TO 98-12 COMPLIANCE PACKAGE J
FILE: C:_RN_Standards\ACA 2015\temp\AcPublish_861608080-40-4-FINAL-CORNER-A.dwg Plotted: Nov 13, 2014 By: sergeyeb

QUALIFIED DESIGNER BCIN: 21032
FIRM BCIN: 26995
DATE: NOVEMBER 13, 2014
SIGNATURE: [Signature]

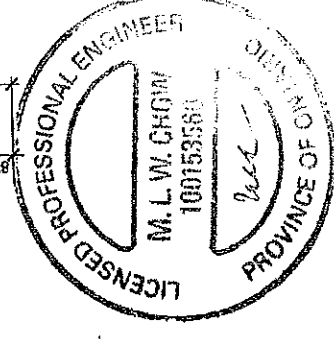
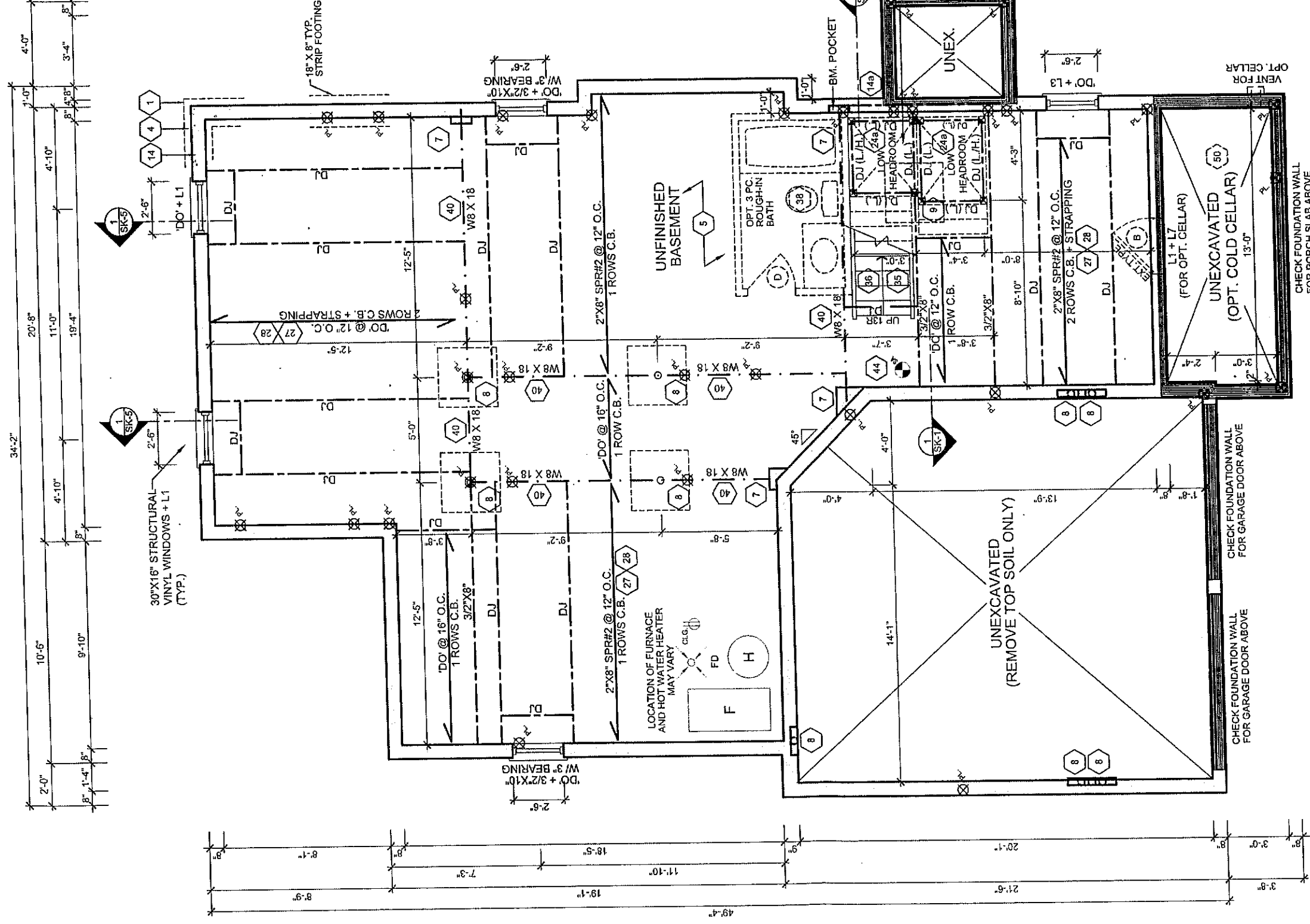
It is the builder's complete responsibility to ensure that all plans submitted for approval fully comply with the Architectural Guidelines and all applicable regulations and requirements including zoning provisions and any provisions in the subdivision agreement. The Control Architect is not responsible for the accuracy of examining or approving the plans for compliance with applicable 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.

ARCHITECTURAL REVIEW / APPROVAL

NOV 13 2014

John G. Williams Limited Architect



NOTE: SPACE ALL FLOOR JOISTS @ 12\"/>

BASEMENT FLOOR ELEV. 'A' CORNER CONDITION



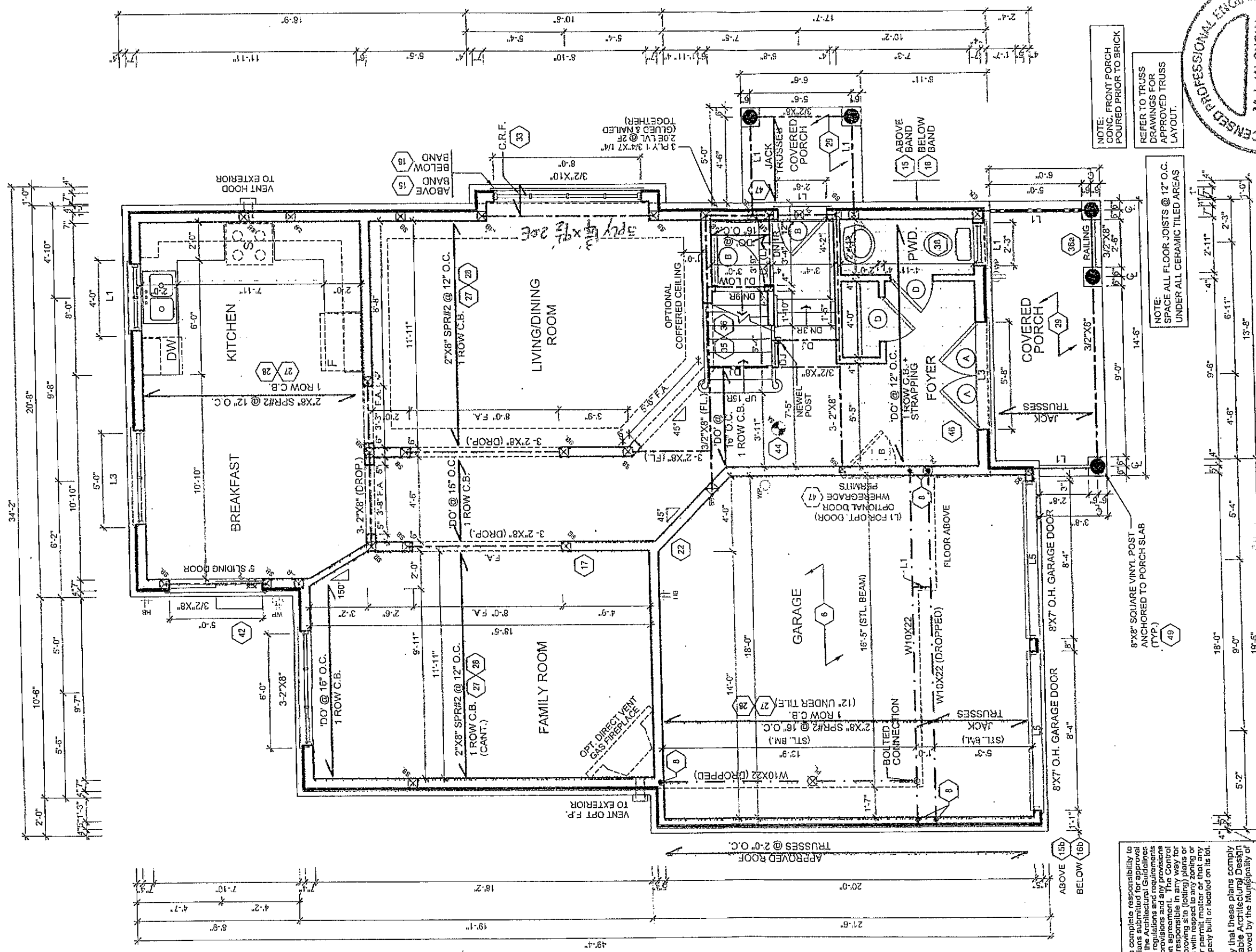
MODEL
40-4 (BARBOUR) - CORNER ELEV. 'A'
CLIENT
ESQUIRE HOMES
NORTHGLEN
CLARINGTON, ONTARIO

No.	ISSUED OR REVISION COMMENTS	DATE	DWN	CHK	SCALE
1.	ISSUED FOR CLIENT REVIEW	NOV. 03/14	SB	NC	3/16" = 1'0"
2.	REVISED AS PER ENGINEER COMMENTS ISSUED FOR FINAL	NOV. 13/14	SB	NC	PROJECT NUMBER 08080

PAGE
A1

QUALIFIED DESIGNER BCIN: 21032
FIRM BCIN: 26895
DATE: NOVEMBER 13, 2014
SIGNATURE:

THESE DRAWINGS ARE NOT TO BE SCALED.
ALL DIMENSIONS MUST BE VERIFIED PRIOR TO CONSTRUCTION.
NO DIMENSIONS SHALL BE REPORTED DIRECTLY TO RN DESIGN LTD.
REVISED: SEPTEMBER 20, 2013 - RN STAFF IN ACCORDANCE TO SB-12 COMPLIANCE PACKAGE J



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

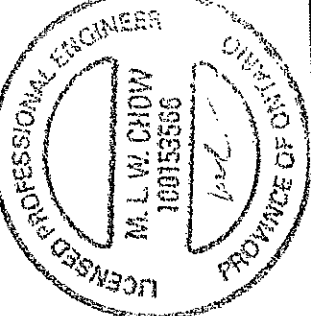
This is to certify that these plans comply with the applicable Architectural Design Guidelines approved by the Municipality of CLARINGTON.

NOV 18 2014
JOHN G. WILLIAMS LTD. ARCHT.

NOTE: CONG. FRONT PORCH POURED PRIOR TO BRICK

REFER TO TRUSS DRAWINGS FOR APPROVED TRUSS LAYOUT.

NOTE: SPACE ALL FLOOR JOISTS @ 12" O.C. UNDER ALL CERAMIC TILED AREAS

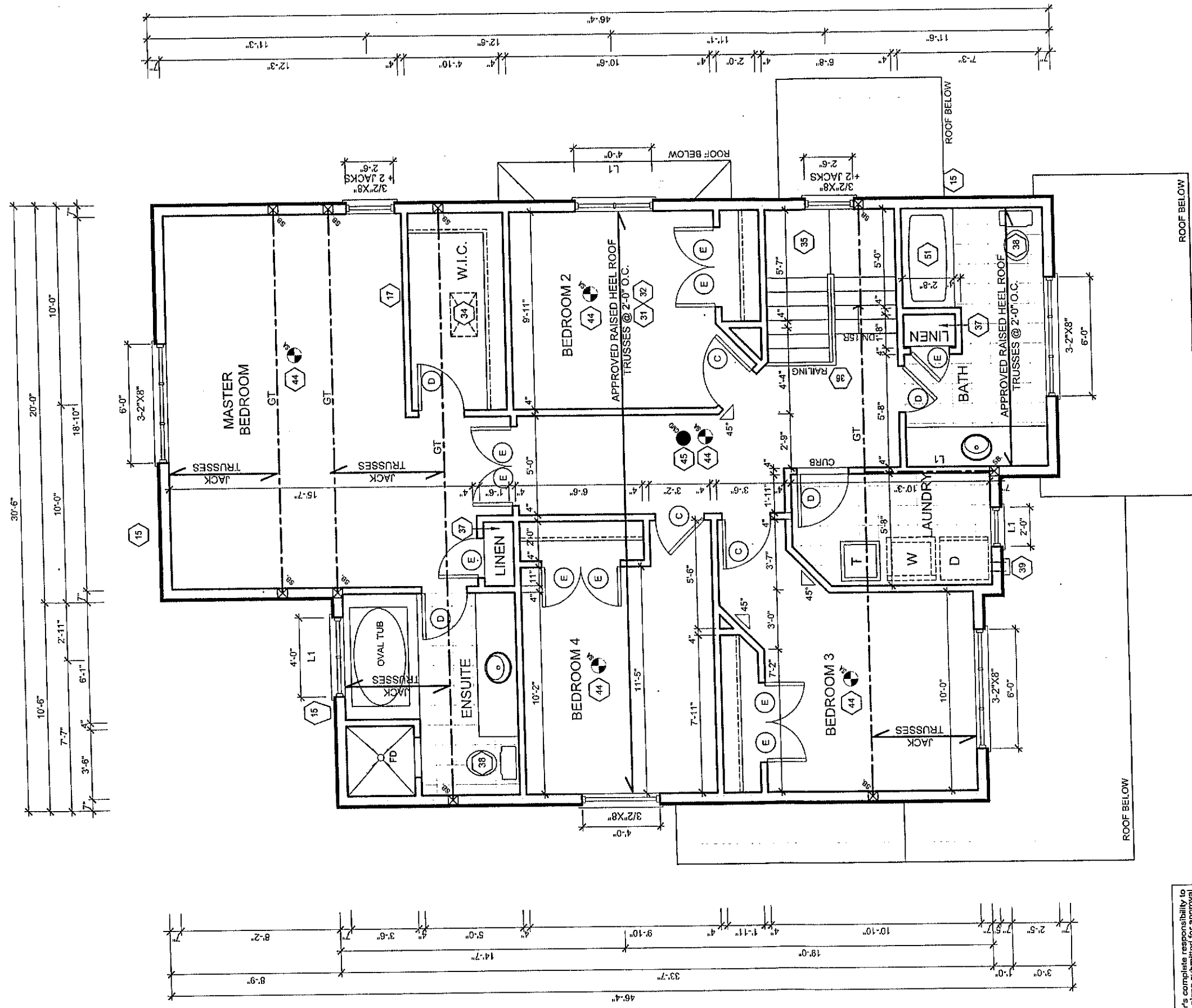


GROUND FLOOR ELEV. 'A'
CORNER CONDITION

NOV 14 2014

FOR STRUCTURAL ONLY EXCLUDING ROOF TRUSS DESIGNS

 rn design <i>Imagine • Inspira • Create</i> TEL: (905) 738-5177 FAX: (905) 738-5449	MODEL 40-4 (BARBOUR) - CORNER ELEV. 'A'		DATE NOV. 03/14		3/16" = 1'0"	
	CLIENT ESQUIRE HOMES NORTHGLEN CLARINGTON, ONTARIO		ISSUED OR REVISION COMMENTS			PROJECT NUMBER 08080
			1. ISSUED FOR CLIENT REVIEW			
			2. REVISED AS PER ENGINEER COMMENTS			
			ISSUED FOR FINAL			
				PAGE A2		
THESE DRAWINGS ARE NOT TO BE SCALED ALL DIMENSIONS MUST BE IN ACCORDANCE WITH THE CONTRACT PRIOR TO ANY WORK. ANY DISCREPANCIES ARE TO BE SETTLED BY THE CONTRACTOR PRIOR TO ANY WORK.		I, NELSON GUINHA, DECLARE THAT I HAVE REVIEWED AND TAKE DESIGN RESPONSIBILITY FOR THE DESIGN WORK ON BEHALF OF RN DESIGN LIMITED UNDER DIVISION C, PART 3, BUILDING REGULATIONS, BY THE APPROPRIATE		QUALIFIED DESIGNER BCIN: 21032		
				FIRM BCIN: 25995		
				DATE: NOVEMBER 13, 2014		
				SIGNATURE:		



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

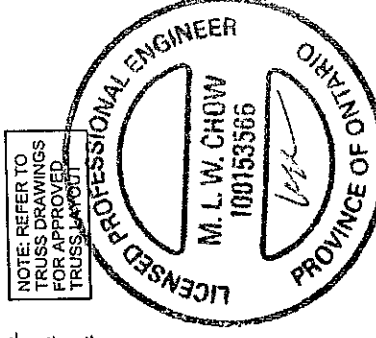
ARCHITECTURAL REVIEW & APPROVAL

THE

* SECOND FLOOR ELEV. 'A'
CORNER CONDITION

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NOV 14 2014
FOR STRUCTURAL ONLY
EXCLUDING ROOF
TRUSS DESIGNS

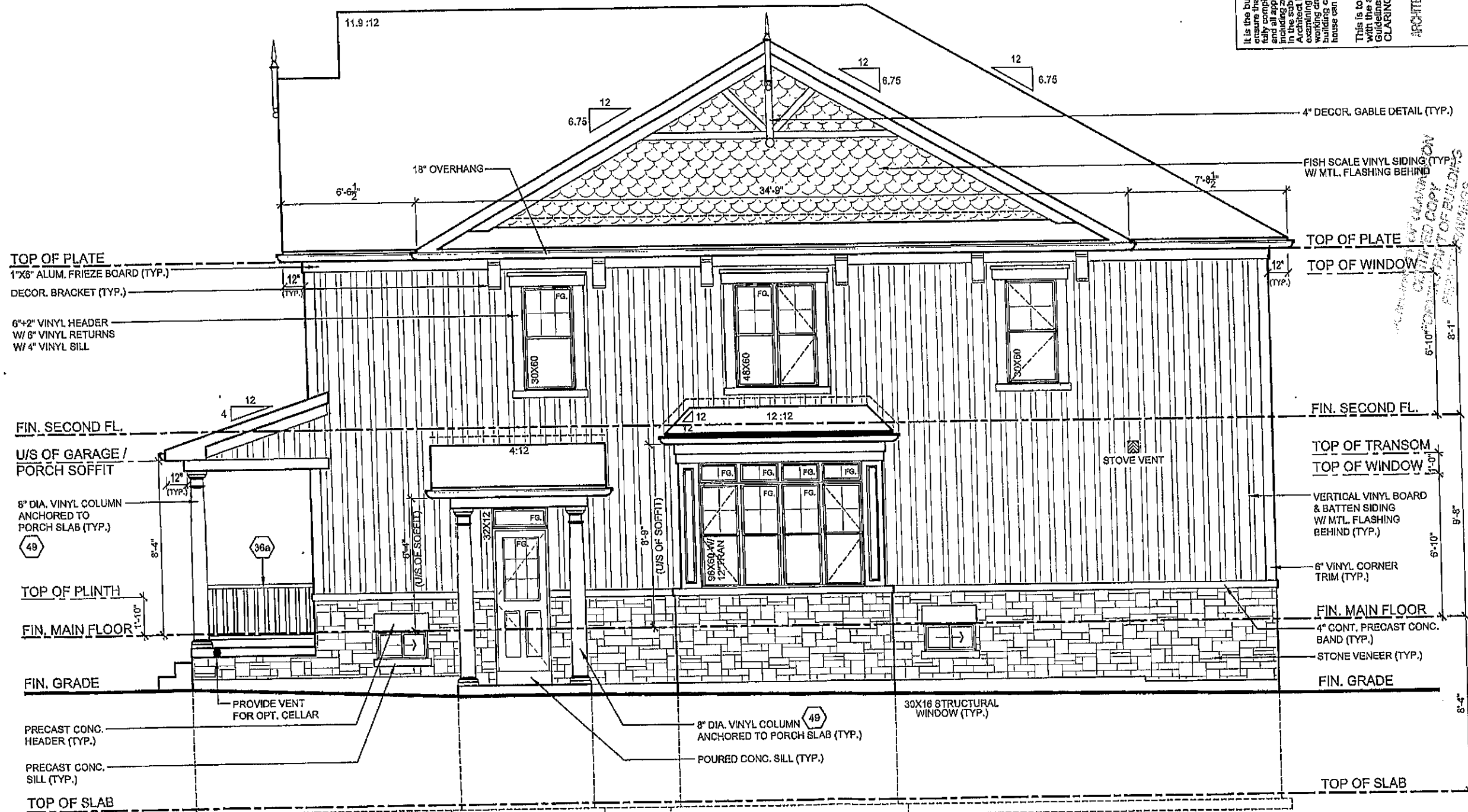


 RN design <i>Imaging • Inspire • Create</i> TEL: (905) 736-3177 FAX: (905) 736-6419	MODEL 40-4 (BARBOUR) - CORNER ELEV. 'A'	CLIENT ESQUIRE HOMES NORTHGLEN CLARINGTON, ONTARIO	No.	ISSUED OR REVISION COMMENTS		DATE	DWN	CHK	SCALE 3/16" = 1'0"	PROJECT NUMBER 08080	PAGE A3
			1.	ISSUED FOR CLIENT REVIEW		NOV. 03/14	SB	NC			
			2.	REVISED AS PER ENGINEER COMMENTS ISSUED FOR FINAL		NOV. 13/14	SB	NC			
			I, NELSON CURRA, DECLARE THAT I HAVE REVIEWED AND TAKE DESIGN RESPONSIBILITY FOR THE DESIGN WORK ON BEHALF OF RN DESIGN LIMITED UNDER DIVISION C, PART 3, SUBSECTION 3.2.2 OF THE REGULATION. I AM QUALIFIED TO SIGN THESE DRAWINGS. THE FIRM IS REGISTERED, IN THE APPROPRIATE PROVINCE, AS A PROFESSIONAL ENGINEERING FIRM.		QUALIFIED DESIGNER BCIN: 21032 FIRM BCIN: 26995 DATE: NOVEMBER 13, 2014		SIGNATURE: 				
THESE DRAWINGS ARE NOT TO BE SCALED ALL DIMENSIONS MUST BE AS SHOWN ON DRAWING TO COMMENCEMENT OF WORK, ANY DISCREPANCIES TO BE REPORTED DIRECTLY TO RN DESIGN LTD.											

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 regulations and any other applicable laws. In the subdivision agreement, the Architect is responsible in any way for ensuring compliance with the applicable zoning 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 and are approved by the Municipality of CLARINGTON.

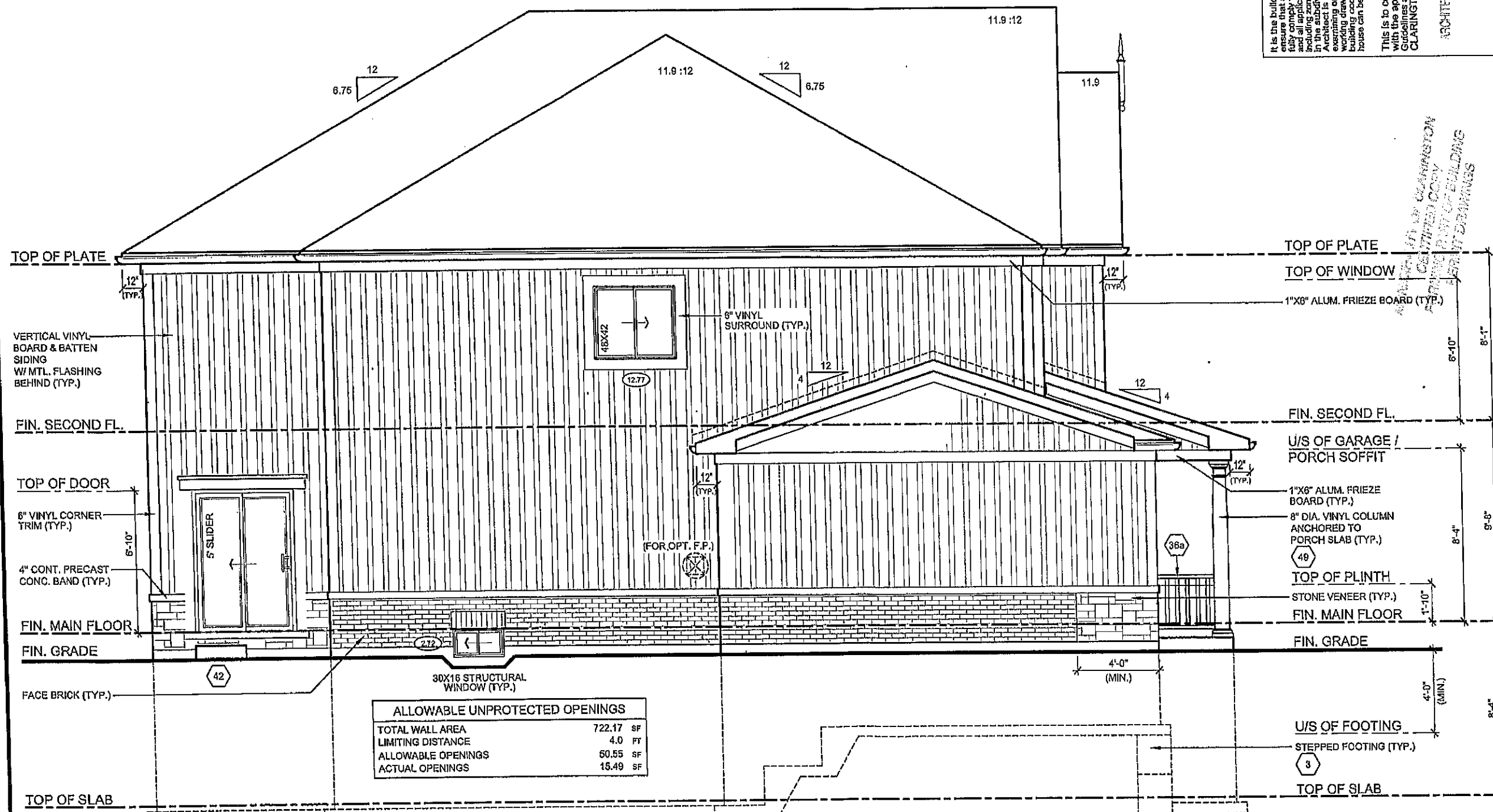
ARCHITECTURAL REVIEW & APPROVAL
NOV 13 2014
John G. Williams Limited, Architect



RIGHT SIDE ELEVATION 'A'
CORNER CONDITION

MODEL	CLIENT	ISSUED OR REVISION COMMENTS	DATE	DWN	CHK	SCALE	PAGE
40-4 (BARBOUR) - CORNER ELEV. 'A'	ESQUIRE HOMES NORTHGLENN CLARINGTON, ONTARIO	1. ISSUED FOR CLIENT REVIEW	NOV. 03/14	SB	NC	3/16" = 1'0"	08080
		2. REVISED AS PER ENGINEER COMMENTS ISSUED FOR FINAL	NOV. 13/14	SB	NC		
RN design Imagine • Inspire • Create TEL: (905) 734-6116 FAX: (905) 734-6118	ESQUIRE HOMES NORTHGLENN CLARINGTON, ONTARIO	QUALIFIED DESIGNER BCIN: 21032	SIGNATURE:				A5
		FIRM BCIN: 26995	DATE: NOVEMBER 13, 2014				

THESE DRAWINGS ARE NOT TO BE SCALED.
ALL DIMENSIONS ARE TO BE TAKEN FROM THE DRAWING.
ANY DISCREPANCIES BETWEEN THE DRAWING AND THE FIELD SHALL BE REPORTED DIRECTLY TO RN DESIGN LTD.
REVISED: SEPTEMBER 20, 2013 - RN STAFF IN ACCORDANCE TO SB-12 COMPLIANCE PACKAGE 1



LEFT SIDE ELEVATION 'A'
CORNER CONDITION

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 Owner/Architect is not responsible for any errors or omissions in the drawings with respect to any zoning or building codes 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.

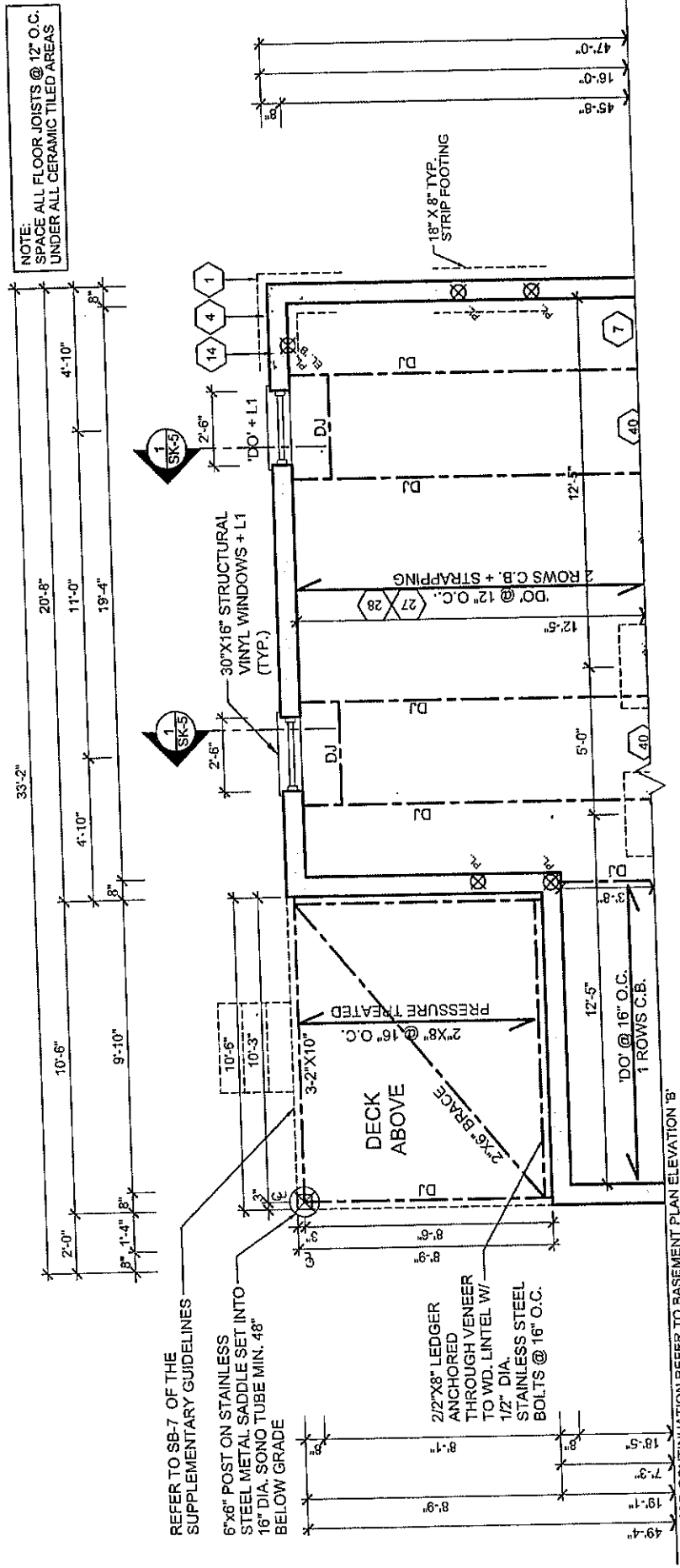
ARCHITECTURAL REVIEW & APPROVAL
NOV 18 2014
JOHN G. WILLYS Limited, Architect

MODEL 40-4 (BARBOUR) - CORNER ELEV. 'A' CLIENT ESQUIRE HOMES NORTHGLEN CLARINGTON, ONTARIO	NO. 1 ISSUED FOR CLIENT REVIEW		DATE NOV. 03/14	CHK NC	SCALE 3/16" = 1'0"
	NO. 2 REVISED AS PER ENGINEER COMMENTS ISSUED FOR FINAL		DATE NOV. 13/14	CHK NC	PROJECT NUMBER 08080
					PAGE A7

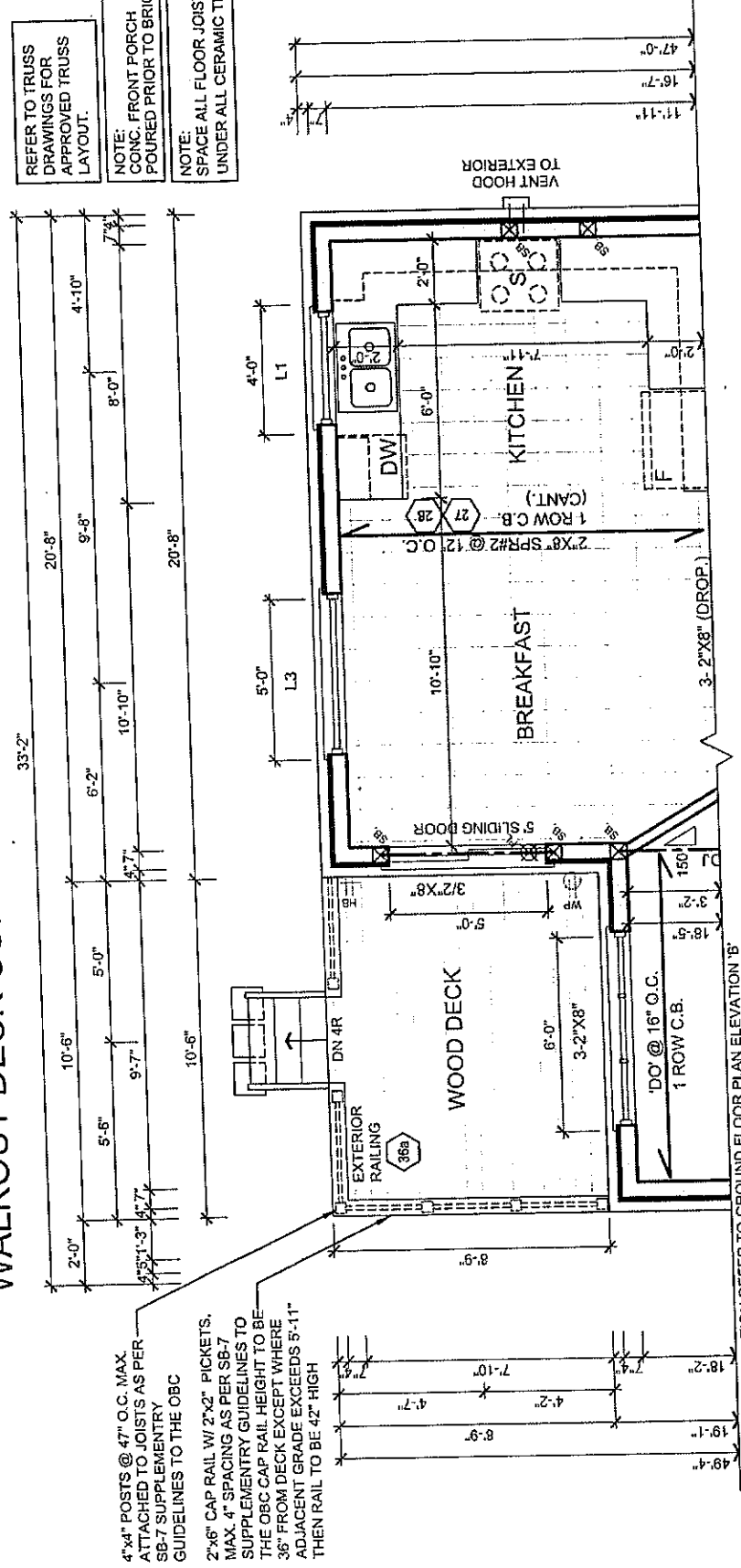
QUALIFIED DESIGNER BCIN: 21032 FIRM BCIN: 26995 DATE: NOVEMBER 13, 2014	SIGNATURE: <i>[Signature]</i>
---	-------------------------------

I, NELSON OLINIA DECLARE THAT I HAVE REVIEWED AND TAKE DESIGN RESPONSIBILITY FOR THE DESIGN WORK ON THESE PLANS. I AM A REGISTERED PROFESSIONAL ENGINEER UNDER THE ENGINEERING ACT, R.S.O. 1990, CHAPTER 190, AND THE FIRM IS REGISTERED IN THE APPROPRIATE CLASSIFICATION CODES.	THESE DRAWINGS ARE NOT TO BE SCALED. DIMENSIONS MUST BE VERIFIED BY CONTRACTOR PRIOR TO COMMENCEMENT OF ANY WORK. ANY DISCREPANCIES MUST BE REPORTED DIRECTLY TO RN DESIGN. THIS MUST BE REPORTED IN ACCORDANCE TO 2012 COMPLIANCE PACKAGE 1. REVISED: SEPTEMBER 20, 2013 - RN STAFF
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PARTIAL
BASEMENT FLOOR ELEV. 'A'
WALKOUT DECK CONDITION

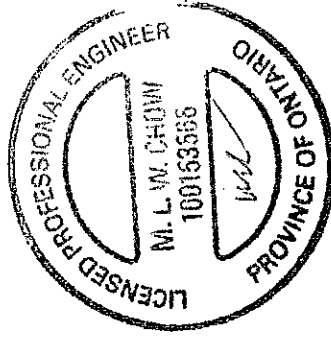


PARTIAL
GROUND FLOOR ELEV. 'A'
WALKOUT DECK CONDITION



NOV 14 2014

FOR STRUCTURAL ONLY
EXCLUDING ROOF
TRUSS DESIGNS



It is the builder's complete responsibility to ensure that all plans submitted for approval fully comply with the Architectural Guidelines and all applicable regulations and any provisions including zoning provisions and any provisions in the local government. The Control Authority 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.

ARCHITECTURAL REVIEWER APPROVAL

NOV 17 2014

John G. Wilkison Limited, Architect



PN design
Imagine • Inspire • Create
TEL: (905) 738-5449
FAX: (905) 738-3177

THESE DRAWINGS ARE NOT TO BE SCALED. PRIOR TO COMMENCEMENT OF CONSTRUCTION, ALL DIMENSIONS MUST BE VERIFIED BY THE CLIENT. ANY DISCREPANCIES MUST BE REPORTED DIRECTLY TO PN DESIGN LTD. REVISED: SEPTEMBER 2013 - PN STAFF IN ACCORDANCE TO SB-12 COMPLIANCE PACKAGE J

File: C:_PN_Standards\AICA 2015\temp\AcPublish_8616\08080-40-4-FINAL-CORNER-A.dwg Plotted: Nov 13, 2014 By: sergeyb

MODEL	40-4 (BARBOUR) - CORNER ELEV. 'A'	No.	ISSUED OR REVISION COMMENTS	DATE	DWN	CHK	SCALE
CLIENT	ESQUIRE HOMES NORTHGLEN CLARINGTON, ONTARIO	1.	ISSUED FOR CLIENT REVIEW	NOV. 03/14	SB	NC	3/16" = 1'0"
		2.	REVISED AS PER ENGINEER COMMENTS ISSUED FOR FINAL	NOV. 13/14	SB	NC	PROJECT NUMBER 08080
							PAGE A8

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

RECEIVED: 11/11/2014
ACCEPTED: 11/11/2014

33

[illegible]

SCALE	3/16" = 1'0"
PROJECT NUMBER	08080
PAGE	

A9

REAR ELEVATION 'A'
WALKOUT DECK CONDITION
CORNER CONDITION

1. The first step is to identify the problem or question that needs to be addressed. This involves understanding the context and the specific requirements of the task.

 RN design <i>Imagine • Inspira • Create</i> TEL. (605) 798-5449 FAX. (605) 798-5449	MODEL 40-4 (BARBOUR) - CORNER ELEV. 'A' CLIENT	ESQUIRE HOMES NORTHGLEN CLARINGTON, ONTARIO	I, NELSON CUNKA DECLARE THAT I HAVE REVIEWED AND TAKE DESIGN RESPONSIBILITY FOR THE DESIGN OF THE BUILDING. I AM A REGISTERED PROFESSIONAL ENGINEER UNDER THE ENGINEERING ACT, R.S.O. 1990, CHAPTER 122, SECTION 2.2.4, OF THE BUILDING CODE. I AM QUALIFIED, AND THE FIRM IS REGISTERED, IN THE APPROPRIATE CLASS/SECTOR CATEGORIES. QUALIFIED DESIGNER ECIN: 21032 FIRM ECIN: 28995 DATE: NOVEMBER 13, 2014 SIGNATURE: 					
			No.	ISSUED OR REVISION COMMENTS	DATE	DWN	CHK	SCALE 3/16" = 1'0" PROJECT NUMBER 08080
			1.	ISSUED FOR CLIENT REVIEW	NOV. 03/14	SB	NC	
			2.	REVISED AS PER ENGINEER COMMENTS ISSUED FOR FINAL	NOV. 13/14	SB	NC	
					PAGE			

A9

THESE DRAWINGS ARE NOT TO BE SCALED.
ALL DIMENSIONS MUST BE VERIFIED BY CONTRACTOR PRIOR
TO COMMENCEMENT OF ANY WORK. ANY DISCREPANCIES
MUST BE COMMENTED DIRECTLY TO RN DESIGN. (PACKAGE J)

I, NELSON CUNKA DECLARE THAT I HAVE REVIEWED AND TAKE DESIGN RESPONSIBILITY FOR THE DESIGN OF THE BUILDING. I AM A REGISTERED PROFESSIONAL ENGINEER UNDER THE ENGINEERING ACT, R.S.O. 1990, CHAPTER 122, SECTION 2.2.4, OF THE BUILDING CODE. I AM QUALIFIED, AND THE FIRM IS REGISTERED, IN THE APPROPRIATE CLASS/SECTOR CATEGORIES.

QUALIFIED DESIGNER ECIN: 21032
FIRM ECIN: 28995
DATE: NOVEMBER 13, 2014

SIGNATURE:


14b) BRICK VENEER CONSTRUCTION @ GARAGE

- O.B.C. 9.23.
- 3-1/2" (90mm) FACE BRICK OR 4" (100mm) STONE @ 36-1" (11m) MAX. HEIGHT
 - MIN. 0.03" (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" (80mm) O.C. @ 8TH, COURSE & OVER OPENINGS
 - BASE FLASHING UP TO 5/7/8" (150mm) BEHIND WALL SHEATHING MEMBRANE (O.B.C. 9.20.13.4.12)
 - BRICK OR STONE SILL 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. 9.23.16
 - 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. 1.9.23.10.1.1 =
 - 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. SB-3 WALL = EW16 (STC = N/A, FIRE = 45 MIN)
- FOR 45 MINUTE FIRE RATED WALL REQUIREMENTS SUBSTITUTE AND/OR ADD THE FOLLOWING MATERIALS:
- ADD R15 (RSI 2.64) ABSORPTIVE MATERIAL WITH A MASS OF AT LEAST 2.8 kg/sqm.
 - REPLACE 1/2" (12.7mm) GYPSUM BD. W/ 1/2" (12.7mm) TYPE 'X' GYPSUM BD.

17) INTERIOR STUD WALLS:

- O.B.C. 1.9.23.10.1.
- 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" (240mm) O.C.
- FOOTING AS PER GENERAL NOTE #2 W/ 4" CONC. CURB

19) PARTY WALL - BLOCK:

- O.B.C. SB-3 WALL = B46 (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 & CALKULATED 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
 - ADSORPTIVE 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. 9.10.9.9.11 & TABLE 2.1.1. SB-2
 - ACOUSTICAL SEALANT AS PER O.B.C. SB-3 (NOTE [2] TO TABLE 1)

19a) 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/VAPOUR 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.
 - 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
- 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 |

19b) FIREWALL:

- O.B.C. 9.10.11.1 & 3.1.10. & SB-3 WALL = B46 (STC = 57, FIRE = 2 HR)
- ONE FIREWALL IS REQUIRED FOR EVERY 6460 S.F. (600 SQ.M) OF BUILDING AREA, O.B.C. 1.3.2.2.47
 - 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 OF WALL
 - EVERY FIREWALL SHALL BE CONTINUOUS THROUGH ALL BUILDING STOREYS
 - STAGGER JOISTS & BEAMS MIN. 5" (130mm) @ FIRE WALLS AS PER O.B.C. 9.10.9.9.11 & TABLE 2.1.1 SB-2
 - ACOUSTICAL SEALANT AS PER O.B.C. SB-3 (NOTE [2] TO TABLE 1)
 - PROTRUDE PAST FASCIA @ EAVES W/ BRICK CORRELLING
 - 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. 3.1.10.4.2)

20) PARTY WALL - FOUNDATION:

- O.B.C. 9.15.4.2.
- 7/7/8" (200mm) SOLID CONC. FOUNDATION WALL @ 2000psf (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 = W130 (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" X 4" (38mm x 89mm) STUDS @ 16" (400mm) O.C.
 - 2" X 4" (38mm x 89mm) BOTTOM PLATE & SEPARATE DOUBLE 2" X 4" (38mm x 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.
 - ACOUSTICAL SEALANT AS PER O.B.C. SB-3 (NOTE [2] TO TABLE 1)
 - NOTE: SUPPORT FOR 2 + 3 FLOORS ABOVE - O.B.C. 1.9.23.10.1.1 =
 - 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. 9.10.9.16.3)
- 1/2" (12.7mm) GYPSUM BOARD ON BOTH SIDES OF WALL
 - BETWEEN HOUSE AND GARAGE
 - TAPE AND SEAL ALL JOINTS GAS TIGHT
 - R20 (RSI 3.52) INSULATION IN WALLS
 - R31 (RSI 5.41) INSULATION IN CEILINGS W/ FLOOR ABOVE

- CONTINUOUS AIR/VAPOUR BARRIER IN CONFORMANCE W/ O.B.C. - 9.25.3. & 9.25.4., FOR FLOOR ABOVE.
- INSULATION AROUND DUCTS AND PIPING NOT TO ENCR OACH MIN. REQUIRED GARAGE AREA (REFER TO MUNICIPAL STANDARDS).
 - 1/2" (12.7mm) GYPSUM BOARD
 - ROOF FRAMING MEMBERS ARE FASTENED TO TOP PLATES WITH 4-3 1/4" (82mm) TOE NAILS
 - BOTTOM PLATES ARE FASTENED TO FLOOR JOISTS, BLOCKING OR RIM JOIST WITH 3 1/4" (82mm) NAILS AT 7 7/8" (200mm) O.C.

22a) 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" (38mm x 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.

23) DOUBLE VOLUME WALLS:

- O.B.C. 9.23.10.1.
- 3/8" (9.5mm) PLYWOOD, OSB OR WATERBOARD SHEATHING
 - STUDS FASTENED AT TOP & BOTTOM WITH 3/31/4" (82mm) TOE NAILS
 - DOUBLE TOP PLATES FASTENED TOGETHER WITH 3" (76mm) AT 7 7/8" (200mm) O.C.
 - SOLID BRIDGING AT 3-11" (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. & 9.25.9.

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 5.44) INSULATION
 - VENTED ALUMINUM SOFFIT

24a) 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 WITH THE WALL:

- O.B.C. 9.20.8.2.
- 3 1/2" MASONRY VENEER ON 2" MORTAR JOINT ON 3 1/2" MASONRY VENEER
 - WHYTES 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 WHYTES. FLOOR JOISTS ARE NOT TO PROJECT INTO CAVITY AREA.

25a) CORREL MASONRY VENEER:

- MASONRY VENEER TO BE CORBELLED AS PER O.B.C. 9.20.12.3.11)

FLOOR ASSEMBLIES:

SILL PLATE:

- O.B.C. 9.23.7.
- 2" X 4" (38mm x 89mm) PLATE
 - 1/2" (12.7mm) DIA. ANCHOR BOLTS @ 7-10" (240mm) O.C. FASTENED TO PLATE W/ NUTS AND WASHERS & SHALL BE EMBEDDED NOT LESS THAN 4" (100mm) INTO FOUNDATION WALL
 - SILL PLATE TO BE CALKULATED, OR PLACED ON A LAYER NOT LESS THAN 1" (25mm) THICK BEFORE COMPRESSIONG, 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.
 - FASTED TO SILL OR HEADER @ ENDS
 - b) BRIDGING
 - 1" X 4" (38mm x 89mm) OR 2" X 2" (38mm x 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 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 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" X 4" 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" X 4" WOOD PURLINS (CUT DIAGONALLY) @ 12" O.C. DIRECTLY ON 2" X 4" ROOF JOISTS @ 12" O.C. (OR AS NOTED ON PLAN)
- EXTERIOR GUARD AS PER #360
- SLOPE ASSEMBLY MINIMUM 2% TO ROOF SCUPPER
- REQUIRED FOR OVER HEATED SPACES:

30a) EXTERIOR BALCONY ASSEMBLY:

- REQUIRED FOR OVER HEATED SPACES:
- ADD R31 (RSI 5.44) 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.)

30b) EXTERIOR BALCONY ASSEMBLY:

- SINGLE PLY WATERPROOF ROOF MEMBRANE OR EQUIVALENT
- NOTE: SUPPORT FOR 2 + 3 FLOORS ABOVE - O.B.C. 1.9.23.10.1.1 =
- 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.
- REQUIRED FOR OVER HEATED SPACES:

- O.B.C. 9.10.9.16.3)
- ADD 2" X 2" (38mm x 38mm) CROSS PURLINS @ 16" (400mm) O.C. FOR VENTILATION OVER JOISTS
 - ADD R31 (RSI 5.44) 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:

31) TYPICAL ROOF:

- O.B.C. 9.26.
- NO. 210 (30.5KG/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 LAD BEHIND STARTER STRIP
 - EAVE PROTECTION NOT REQUIRED OVER UNHEATED SPACES.
 - STARTER STRIP NOT REQUIRED 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
 - APPROVED WOOD TRUSSES @ 24" (600mm) O.C. (REFER TO MANUFACTURER'S LAYOUT)
 - TRUSS 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.

32) 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.)

32a) VAULTED OR CATHEDRAL CEILING:

- O.B.C. 9.26. & TABLE A.4
- NO. 210 (30.5KG/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.
 - EAVE PROTECTION LAD BEHIND 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
 - APPROVED WOOD TRUSSES @ 24" (600mm) O.C. (REFER TO MANUFACTURER'S LAYOUT)
 - TRUSS 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.

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" (3890mm)
 - CEILING JOISTS TO BE 2" X 6" (38mm x 140mm) @ 16" (400mm) O.C.
 - 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/ R40 (RSI 7.0) INSULATION.

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 (BETWEEN WALL FACES) = 2'-10" (660mm)
 - MIN. WIDTH (BETWEEN GUARDS) = 2'-11" (660mm)
 - TEXT STAIRS, BETWEEN GUARDS
 - ANGLED STAIRS:
 - MIN. RUN = 57/8" (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

35a) 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 DOORWAYS, LANDINGS OR POSTS AT CHANGES IN DIRECTION

35b) HEIGHT:

- O.B.C. 9.8.7.4.
- 2'-10" (865mm) TO 3'-2" (965mm)
 - 3'-4" (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

35c) PROJECTIONS:

- O.B.C. 9.8.7.4.
- HANDRAILS AND PROJECTIONS BELOW HANDRAILS INCLUDING STEP STRINGERS TO PROJECT A MAXIMUM OF 4" (100mm) INTO THE REQUIRED WIDTH OF THE STAIR

35d) PUBLIC STAIRS:

- O.B.C. 9.8.4.
- MAX. RISE = 7-7/8" (200mm)
 - MIN. RUN = 9-7/8" (250mm)
 - MIN. TREAD = 1" (25mm)
 - MAX. NOSING = 6-9" (2050mm)
 - MIN. WIDTH (BETWEEN GUARDS) = 2'-11" (660mm)
 - FINISHED RAILING ON WOOD PICKETS MAX. 4" BETWEEN PICKETS
 - EXTERIOR CONC. STEPS TO HAVE MIN. 9 7/8" (250mm) 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

35e) 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

35f) HEIGHT:

- O.B.C. 9.8.7.4
- 2'-10" (865mm) TO 3'-2" (965mm)
 - 3'-4" (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



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IN ACCORDANCE TO SB-12 COMPLIANCE PACKAGE J
♦ CLIENT SPECIFIC REVISIONS

MODEL
40-4 (BARBOUR) - CORNER ELEV. 'A'

CLIENT

ESQUIRE HOMES
NORTHGLENN
CLARINGTON, ONTARIO

No.	ISSUED OR REVISION COMMENTS	DATE	DWN	CHK	SCALE
1.	ISSUED FOR CLIENT REVIEW	NOV. 03/14	SB	NC	N/A
2.	REVISED AS PER ENGINEER COMMENTS ISSUED FOR FINAL	NOV. 13/14	SB	NC	PROJECT NUMBER 08080
					PAGE

SIGNATURE:

QUALIFIED DESIGNER BCIN: 21032
FIRM BCIN: 28995
DATE: NOVEMBER 13, 2014

I, NELSON CUNHA DECLARE THAT I HAVE REVIEWED AND TAKE DESIGN RESPONSIBILITY FOR THIS DRAWING ON BEHALF OF RN DESIGN LIMITED. I AM QUALIFIED, AND THE FIRM IS REGISTERED, IN THE APPROPRIATE CLASSES/CATEGORIES.

D2

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
-STAIRS AND RAMPS TO HAVE EITHER A COLOUR CONTRAST OR DISTINCTIVE PATTERN TO DEMARCATATE THE LEADING EDGE OF THE TREADS, LANDING AND THE BEGINNING AND END OF A RAMP

INTERIOR GUARDS:

O.B.C. 9.8.7 & 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 STEPS (EXCEPT EXIT STAIRS) TO BE 2'-11" (900mm) HIGH

EXTERIOR GUARDS:

O.B.C. 9.8.7 & 9.8.8.3
-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 SURFACE IS MORE THAN 5'-11" (1800mm) ABOVE ADJACENT GRADE.
-PICKETS TO HAVE 4" (100mm) MAX. SPACING
-PROVIDE MID-SPAN POSTS AS PER 38-7.
-GUARDS FOR FLIGHTS OF STEPS (EXCEPT EXIT STAIRS) TO BE 2'-11" (900mm) HIGH

EXTERIOR GUARDS @ JULIET BALCONY:

-FOR RAILING SPACING MAXIMUM OF 6'-0".
-PROVIDE PREP. METAL RAILING W/ 76mm VERTICAL OPENING TO CONFORM WITH O.B.C. APPENDIX A-9.8.8.5.
-GUARDS TO BE 3'-6" (1070mm)
-FOR DWELLING UNITS GUARDS TO BE 2'-11" (900mm) WHERE FLOOR TO GRADE DIFFERENCE IS LESS THAN 5'-11" (1800mm) AS PER O.B.C.
9.8.8.2. OR
-FOR DWELLING UNITS GUARDS TO BE 3'-6" WHERE FLOOR TO GRADE DIFFERENCE IS 5'-11" (1800mm) OR GREATER AS PER O.B.C. 9.8.8.2.
-VERTICAL END RAILING ANCHORED TO CORNER DOUBLE STUDS USING 3 ROWS OF 3/8" 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)
-CAPPED DRYER VENT

39 -1"x2" (19mmx38mm) BOTH SIDES OF STEEL.

40 -WOOD FRAMING MEMBERS SUPPORTED ON CONCRETE IN CONTACT WITH GROUND, OR FILL SHALL BE PRESSURE TREATED OR SEPARATED FROM CONCRETE W/ 6 mil POLYETHYLENE.
-PRECAST CONC. STEP

42 -2 RISERS MAXIMUM PERMITTED TO BE LAID ON GROUND

44 -SMOKE ALARM, O.B.C. 9.10.19.
-PROVIDE 1 ON EACH FLOOR INCLUDING BASEMENTS
-PROVIDE 1 IN EACH BEDROOM
-PROVIDE 1 IN EACH HALLWAY SERVING BEDROOMS
-ALARMS TO BE CONNECTED IN CIRCUIT AND INTERCONNECTED SO ALL ALARMS WILL BE ACTIVATED IF ANY ONE OF THEM SOUNDS.
-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 SIDLIGHT IS PRESENT.
-R4 (RSI 0.70) WHERE A STORM DOOR IS NOT PROVIDED

47 -GARAGE MAIN DOORS TO BE GAS PROOFED WITH SELF CLOSER.
-WEATHERSTRIPPING, THRESHOLD & DEAD BOLT PER O.B.C. 9.10.13.15.
-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.

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.
-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.
-1-1/4" 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.

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.

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
-1-1/4" 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)

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. 3.8.3.8.1.(1)(d) & 3.8.3.13.1.(1)(f)
-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 5PF UNLESS NOTED OTHERWISE.
-ROOF LOADING IS BASED ON 1.5KPa SPECIFIED COMPOSITE SNOW AND RAIN LOADS.
-JOISTS TO HAVE MIN. 1-1/2" (38mm) END BEARING
-BEAMS TO HAVE MIN. 3-1/2" (89mm) END BEARING
-DOUBLE STUDS @ OPENINGS
-DOUBLE HEADER JOISTS AROUND FLOOR OPENINGS WHEN THEY ARE BETWEEN 3'-11" (1200mm) AND 10'-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 LOAD BEARING WALLS WHEN WALLS ARE PARALLEL TO FLOOR JOISTS
-BEAMS MAY BE A MAX. 24" (600mm) FROM LOAD BEARING WALLS WHEN WALLS ARE PERPENDICULAR TO FLOOR JOISTS
-APPROVED METAL HANGERS TO BE USED FOR JOISTS AND BEAMS WHEN THEY FRAME INTO SIDES OF BEAMS, TRIMMERS AND HEADERS
-FLOOR JOISTS SUPPORTING ROOF LOADS SHALL NOT BE CANTILEVERED
-FLOOR JOISTS SUPPORTING ROOF LOADS SHALL NOT BE CANTILEVERED MORE THAN 15 3/4" (400mm) BEYOND SUPPORTS FOR 2" X 8" (38mm X 194mm)
-FLOOR JOISTS SUPPORTING ROOF LOADS SHALL NOT BE CANTILEVERED MORE THAN 23 5/8" (600mm) BEYOND SUPPORTS FOR 2" X 10" (38mm X 235mm) OR LARGER.

WINDOWS:

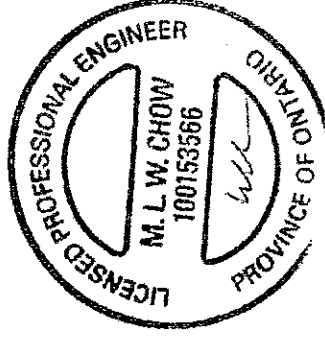
-WINDOWS TO BE SEALED TO THE AIR & VAPOR BARRIER
-WINDOWS THAT SEPARATE HEATED SPACE FROM UNHEATED SPACE SHALL HAVE AN OVERALL COEFFICIENT OF HEAT TRANSFER OF 1.8 W/(m2.K) OR
-AN ENERGY RATING OF NOT LESS THAN 21 FOR OPERABLE WINDOWS & 31 FOR FIXED WINDOWS
-BASEMENT WINDOWS WITH LOAD BEARING STRUCTURAL FRAME SHALL BE DOUBLE GLAZED WITH LOW-E COATING
-SKYLIGHTS SHALL HAVE AN OVERALL COEFFICIENT OF HEAT TRANSFER OF 2.8 W/(m2.K)
-FOR GROSS GLAZED AREAS LESS THAN 17%

ADDITIONAL COMPLIANCE ALTERNATIVES FOR PACKAGE 1:

-THE MINIMUM R (RSI) VALUE FOR THERMAL INSULATION IN EXPOSED ABOVE GRADE WALLS IS PERMITTED TO BE NO LESS THAN R20 (RSI 3.52) PROVIDED THAT THE WINDOWS AND SLIDING GLASS DOORS HAVE A MAXIMUM U-VALUE OF 1.4. OR THE THERMAL INSULATION VALUE IN BASEMENT WALLS HAS A MINIMUM R20 (RSI 3.52).
OR

-WHERE BLOW-IN INSULATION OR SPRAY-APPLIED FOAM INSULATION IS USED, THE MINIMUM R (RSI) VALUE FOR THERMAL INSULATION IN EXPOSED ABOVE GRADE WALLS IS PERMITTED TO BE NO LESS THAN R20 (RSI 3.52) PROVIDED THAT:

a) THE THERMAL INSULATION VALUE IN A CEILING WITH AN ATIC SPACE IS NOT LESS THAN R60 (RSI 10.55).
b) THE MINIMUM EFFICIENCY OF THE HRV IS INCREASED BY NOT LESS THAN 8 PERCENTAGE POINTS.
c) THE MINIMUM AFUE OF THE SPACE HEATING EQUIPMENT IS INCREASED BY NOT LESS THAN 2 PERCENTAGE POINTS.
d) THE MINIMUM EF OF THE DOMESTIC HOT WATER HEATER IS INCREASED BY NOT LESS THAN 4 PERCENTAGE POINTS.



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SCHEDULES

DOORS		WOOD BEAMS	
A	865x2030x45 (2'10"x6'8"x1'-3/4")	WD4	3/2" X 12" SPR
B	815x2030x35 (2'8"x6'8"x1'-3/8")	WD5	4/2" X 10" SPR
C	760x2030x35 (2'6"x6'8"x1'-3/8")	WD6	5/2" X 10" SPR
D	710x2030x35 (2'4"x6'8"x1'-3/8")	L10	4-7/8" X 3-1/2" X 5/16" L
E	660x2030x35 (2'2"x6'8"x1'-3/8")	L11	4-7/8" X 3-1/2" X 3/8" L
F	610x2030x35 (2'0"x6'8"x1'-3/8")	L12	4-7/8" X 3-1/2" X 1/2" L
G	OVER SIZED EXTERIOR DOOR -REFER TO ELEVATIONS FOR SIZE	L13	5-7/8" X 3-1/2" X 3/8" L
		L14	5-7/8" X 3-1/2" X 1/2" L
		L15	5-7/8" X 4" X 1/2" L
		L16	7-1/8" X 4" X 3/8" L
		L17	7-1/8" X 4" X 1/2" L
		ST1	W 6 X 15
		ST2	W 6 X 20
		ST3	W 8 X 18
		ST4	W 8 X 21
		ST5	W 8 X 24

PLAN/ELEVATION LEGEND

SMOKE ALARM	CARBON MONOXIDE DETECTOR	FLOOR DRAIN	SOLID BEARING
WATERPROOF DUPLEX OUTLET	D.J. DOUBLE JOIST	POINT LOAD	FLAT ARCH
VENTS AND INTAKES	P.T. PRESSURE TREATED LUMBER	2 STORY WALL	UNDER SIDE
HOSE BIB	G.T. GRINDER TRUSS	FG FIXED GLAZING	GB GLASS BLOCK
EXHAUST FAN	A.F.F. ABOVE FINISHED FLOOR	BG BLACK GLASS	
COLD CELLAR VENT	EXT. LIGHT FIXTURE (WALL MOUNTED)		
STOVE VENT	HYDRO METER		
FIRE PLACE VENT	GAS METER		
DRYER VENT			

FLOOR AREA CALCULATIONS

ELEVATION	A				
FIRST FLOOR	1083				
SECOND FLOOR	1262				
TOTAL (ft²)	2345				
DEDUCT O.T.B.	0				
TOTAL (ft²)	2345				
FIN. BASEMENT	N/A				
TOTAL (ft²)	2345				
LOFT PLAN	N/A				
TOTAL (ft²)	2345				
SUPPORTED MEMBERS	217.86				
COVERAGE (ft²)	1467				
W/O PORCH (m²)	136.29				
COVERAGE (ft²)	1552				
W/ PORCH (m²)	144.19				

MODEL 40-4 (BARBOUR) - CORNER ELEV. 'A'

ESQUIRE HOMES
NORTHGLEN
CLARINGTON, ONTARIO



REVISED: SEPTEMBER 20, 2013 - RN STAFF
IN ACCORDANCE TO SB-12 COMPLIANCE PACKAGE J
♦ CLIENT SPECIFIC REVISIONS

SIGNATURE:

QUALIFIED DESIGNER BCIN: 21032
FIRM BCIN: 26995
DATE: NOVEMBER 13, 2014

SCALE

CHK

DWN

DATE

NOV. 03/14

SB

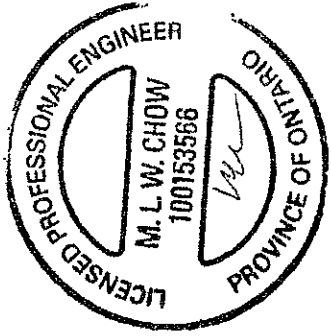
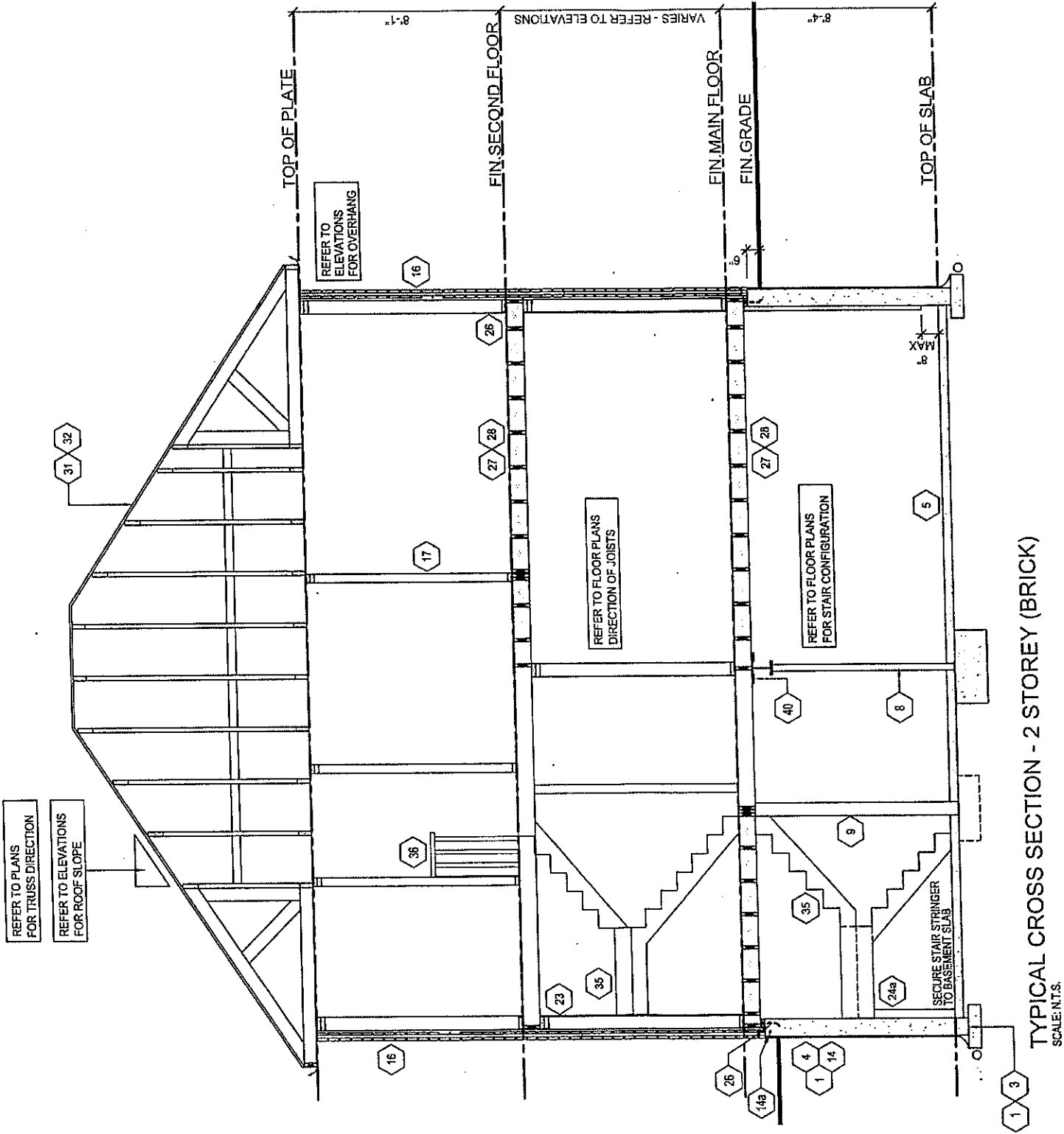
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PROJECT NUMBER

08080

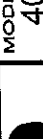
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DESIGNED BY: M. L. W. CHOW
FOR: ESQUIRE HOMES
PROJECT: 08080

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 RN design <i>Imagine • Inspire • Create</i> TEL: (905) 738-5449 FAX: (905) 738-5177	MODEL 40-4 (BARBOUR) - CORNER ELEV. 'A'	ESQUIRE HOMES NORTHGLEN CLARINGTON, ONTARIO		No.		ISSUED OR REVISION COMMENTS		DATE	DWN	CHK	SCALE
				1.		ISSUED FOR CLIENT REVIEW		NOV. 03/14	SB	NC	PROJECT NUMBER 08080
				2.		REVISED AS PER ENGINEER COMMENTS ISSUED FOR FINAL		NOV. 13/14	SB	NC	
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