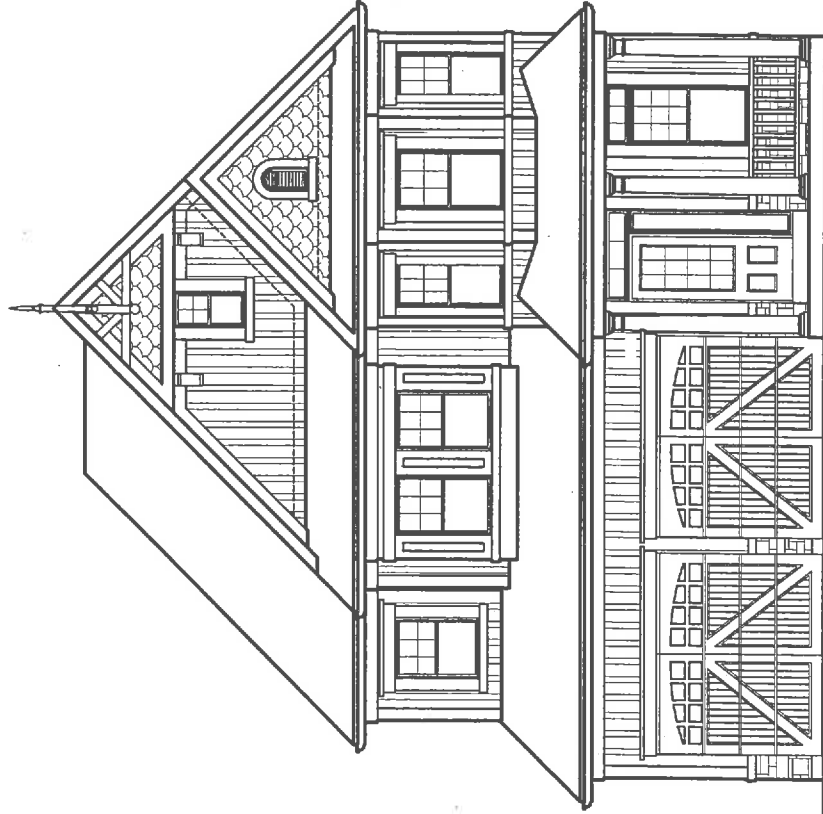
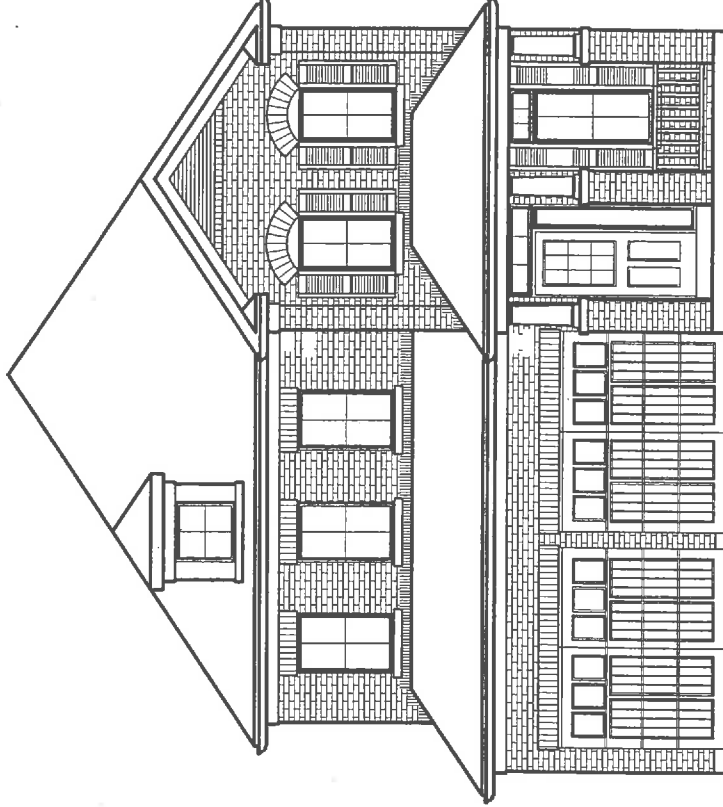




FRONT ELEVATION 'A'



FRONT ELEVATION 'B'

DRAWING LIST:

- 37-4 (FOUNDRY)
- T1 TITLE SHEET
- A1 BASEMENT FLOOR ELEV. 'A' & 'B'
- A2 GROUND FLOOR ELEV. 'A'
- A3 SECOND FLOOR ELEV. 'A'
- A4 GROUND FLOOR ELEV. 'B'
- A5 SECOND FLOOR ELEV. 'B'
- A6 FRONT ELEVATION 'A'
- A7 RIGHT SIDE ELEVATION 'A'
- A8 REAR ELEVATION 'A'
- A9 LEFT SIDE ELEVATION 'A'
- A10 FRONT ELEVATION 'B'
- A11 RIGHT SIDE ELEVATION 'B'
- A12 REAR ELEVATION 'B'
- A13 LEFT SIDE ELEVATION 'B'
- D1 CONSTRUCTION SHEET
- D2 CONSTRUCTION SHEET
- D3 CONSTRUCTION SHEET
- D4 TYPICAL SECTION

GROSS GLAZING AREA 'A'

TOTAL PERIPHERAL WALL AREA	2615.03 SF	242.94 m ²
FRONT GLAZING AREA	77.84 SF	7.23 m ²
LEFT SIDE GLAZING AREA	19.78 SF	1.84 m ²
RIGHT SIDE GLAZING AREA	33.22 SF	3.09 m ²
REAR GLAZING AREA	106.46 SF	9.89 m ²
TOTAL GLAZING AREA	237.30 SF	22.05 m ²
TOTAL GLAZING PERCENTAGE	9.07 %	

GROSS GLAZING AREA 'B'

TOTAL PERIPHERAL WALL AREA	2575.44 SF	239.26 m ²
FRONT GLAZING AREA	62.1 SF	5.77 m ²
LEFT SIDE GLAZING AREA	19.78 SF	1.84 m ²
RIGHT SIDE GLAZING AREA	33.22 SF	3.09 m ²
REAR GLAZING AREA	106.47 SF	9.89 m ²
TOTAL GLAZING AREA	221.57 SF	20.56 m ²
TOTAL GLAZING PERCENTAGE	8.60 %	

ESQUIRE HOMES
NORTHGLEN
CLARINGTON, ONTARIO

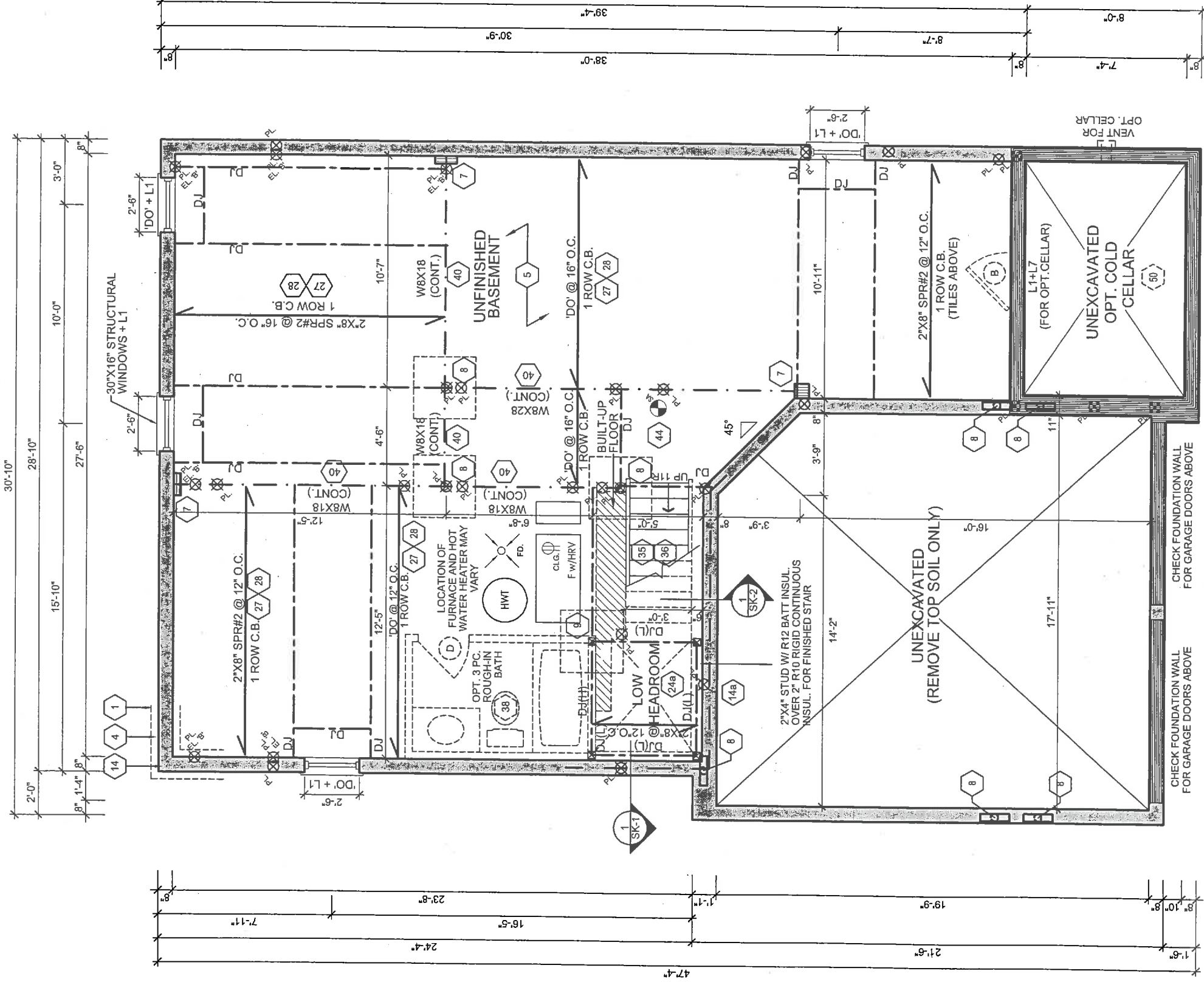


RN design
Imagine • Inspire • Create

8395 JANE STREET
SUITE 203
VAUGHAN, ONTARIO
TEL: 905-738-3177
FAX: 905-738-5449
CONTACT PERSON:
7800/4328



No.	REVISION COMMENTS:	DATE	DWN	CHK	No.	REVISION COMMENTS:	DATE	DWN	CHK	SCALE
1.	UPDATED TO OBC 2017 ENACTMENT	AUG. 28-2017	SB	NC						AS NOTED
2.	REVISED AS PER ENG. COMMENTS	SEPT. 27-2017	HAZ	NC						PROJECT No.
3.	ISSUED FOR FINAL	OCT. 03-2017	SB	NC						16062
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I, NELSON CUNHA, DECLARE THAT I HAVE REVIEWED AND TAKE DESIGN RESPONSIBILITY FOR THIS DOCUMENT. I AM QUALIFIED, AND THE FIRM IS REGISTERED, IN THE APPROPRIATE CLASSES/CATEGORIES.										SIGNATURE:
										QUALIFIED DESIGNER BCIN: 21032 FIRM BCIN: 26995 DATE: OCTOBER 03, 2017



BASEMENT FLOOR ELEV. 'A' & 'B'

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

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ARCHITECTURAL REVIEW & APPROVAL

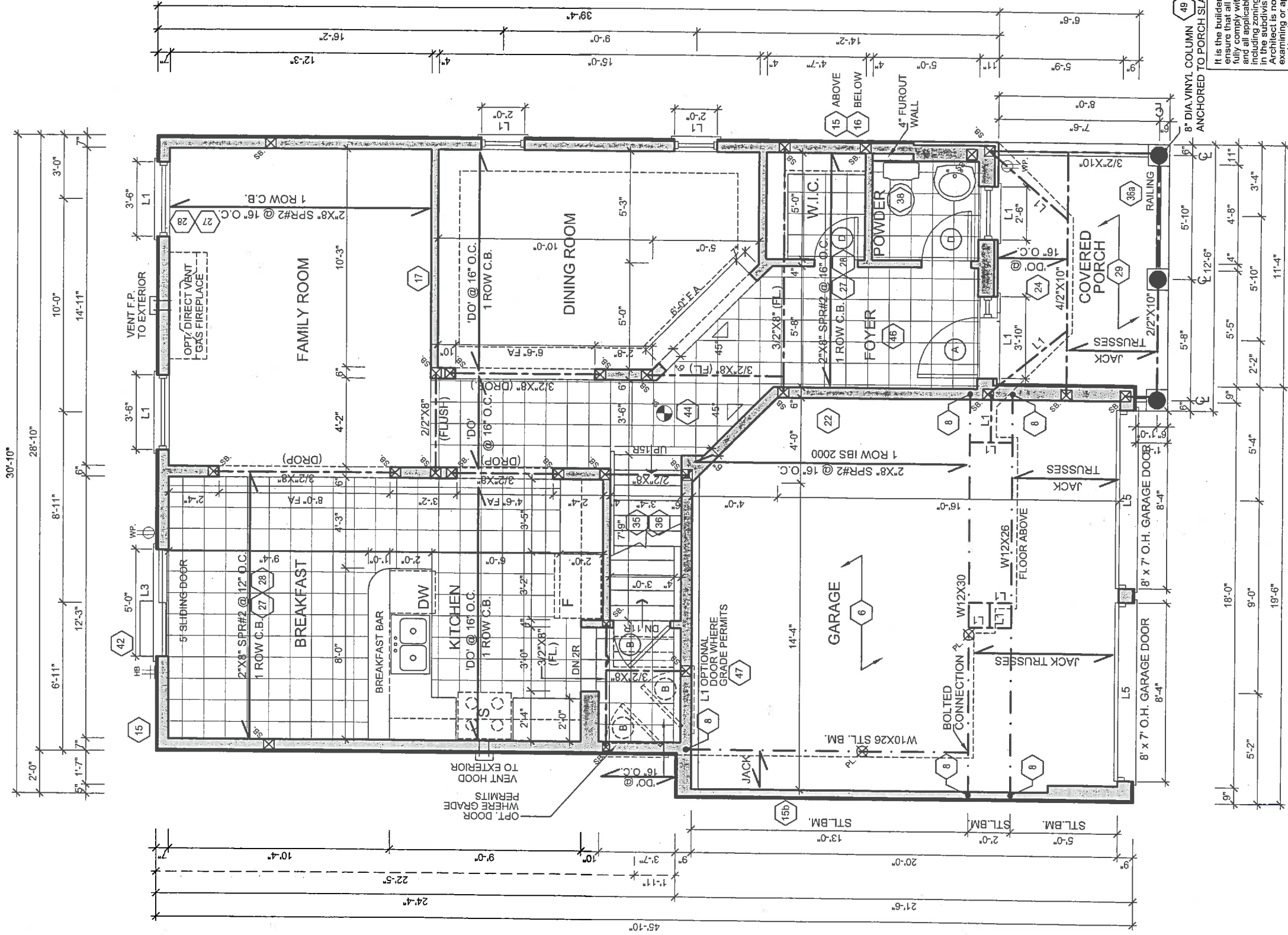
OCT 19 2017

J. G. Williams Limited, Architect



CCO ENGINEERING
100014328
OCT 05 2017

 RN design <i>Imagine • Inspire • Create</i> TEL: (905) 738-3177 FAX: (905) 738-5449	MODEL	37-4 (FOUNDRY)		No.	ISSUED OR REVISION COMMENTS	DATE	DWN	CHK	SCALE
	CLIENT	ESQUIRE HOMES NORTHGLEN CLARINGTON, ONTARIO		1.	UPDATED TO OBC 2017 ENACTMENT	AUG-28-2017	SB	NC	3/16" = 1'0"
				2.	REVISED AS PER ENG. COMMENTS	SEPT. 27-2017	HAZ	NC	PROJECT NUMBER 16062
				3.	ISSUED FOR FINAL	OCT. 03-2017	SB	NC	PAGE
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				DATE: OCTOBER 03, 2017					



GROUND 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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ARCHITECTURAL REVIEW & APPROVAL

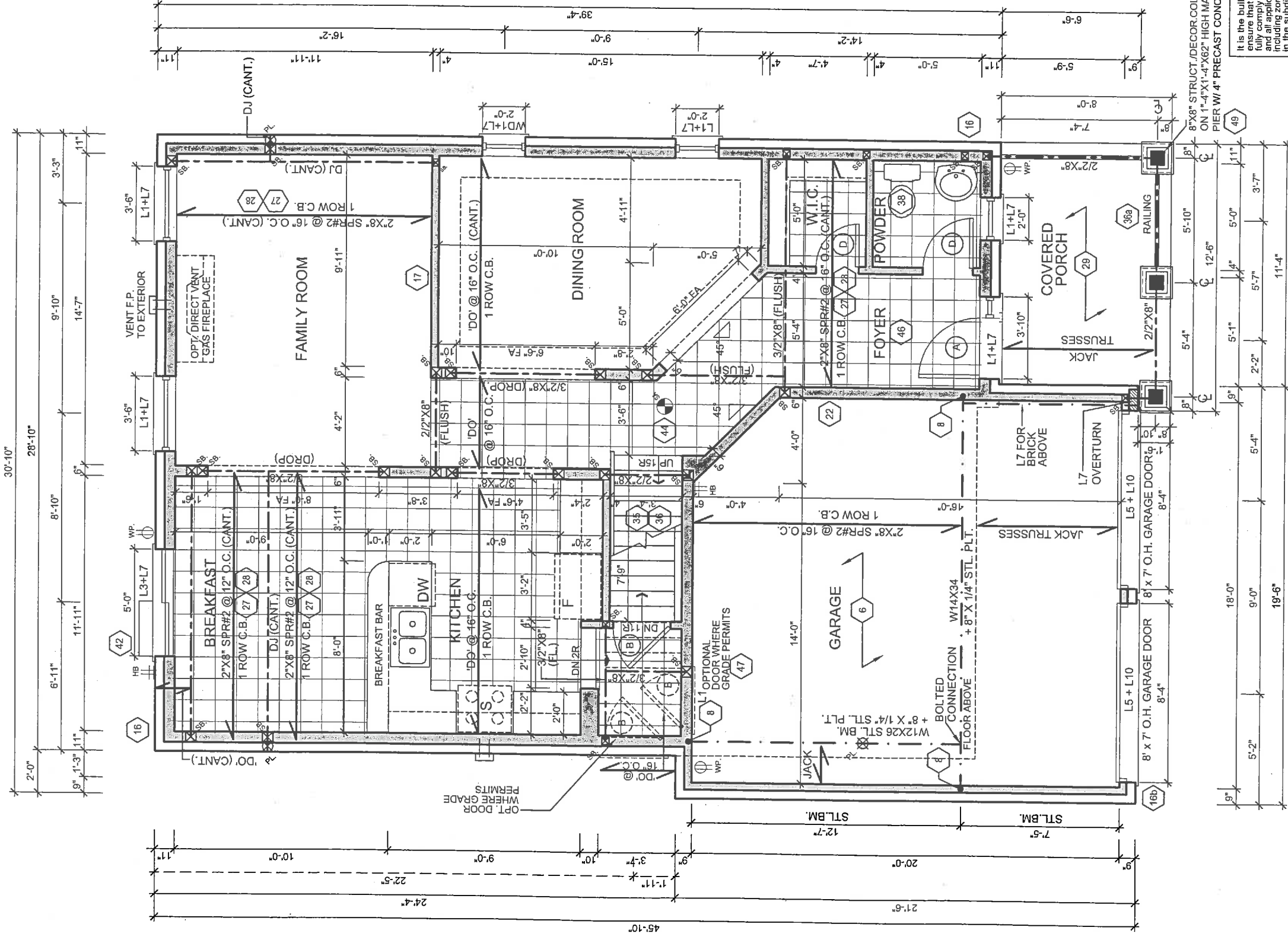
OCT 10 2017

John G. Williams Limited, Architect

 RN design <i>Imagine • Inspire • Create</i> TEL: (905) 738-3177 FAX: (905) 738-5449	MODEL	37-4 (FOUNDRY)		No.		ISSUED OR REVISION COMMENTS	DATE	DWN	CHK	SCALE 3/16" = 1'0"
	CLIENT	ESQUIRE HOMES NORTHGLEN CLARINGTON, ONTARIO	1.	UPDATED TO OBC 2017 ENACTMENT	AUG. 28-2017	SB	NC			
			2.	REVISED AS PER ENG. COMMENTS	SEPT. 27-2017	HAZ	NC			
			3.	ISSUED FOR FINAL	OCT. 03-2017	SB	NC			
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PROJECT NUMBER 16062										
PAGE A2										

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GROUND FLOOR ELEV. 'B'

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

NOTE:
CONC. FRONT PORCH
POURED PRIOR TO BRICK

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ARCHITECTURAL REVIEW & APPROVAL

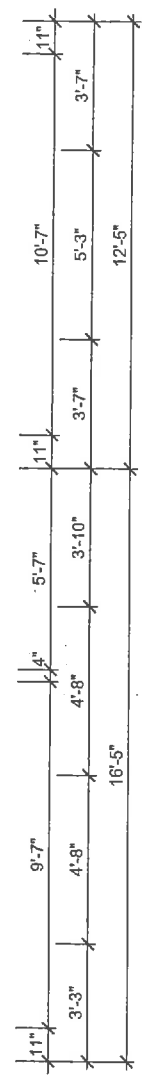
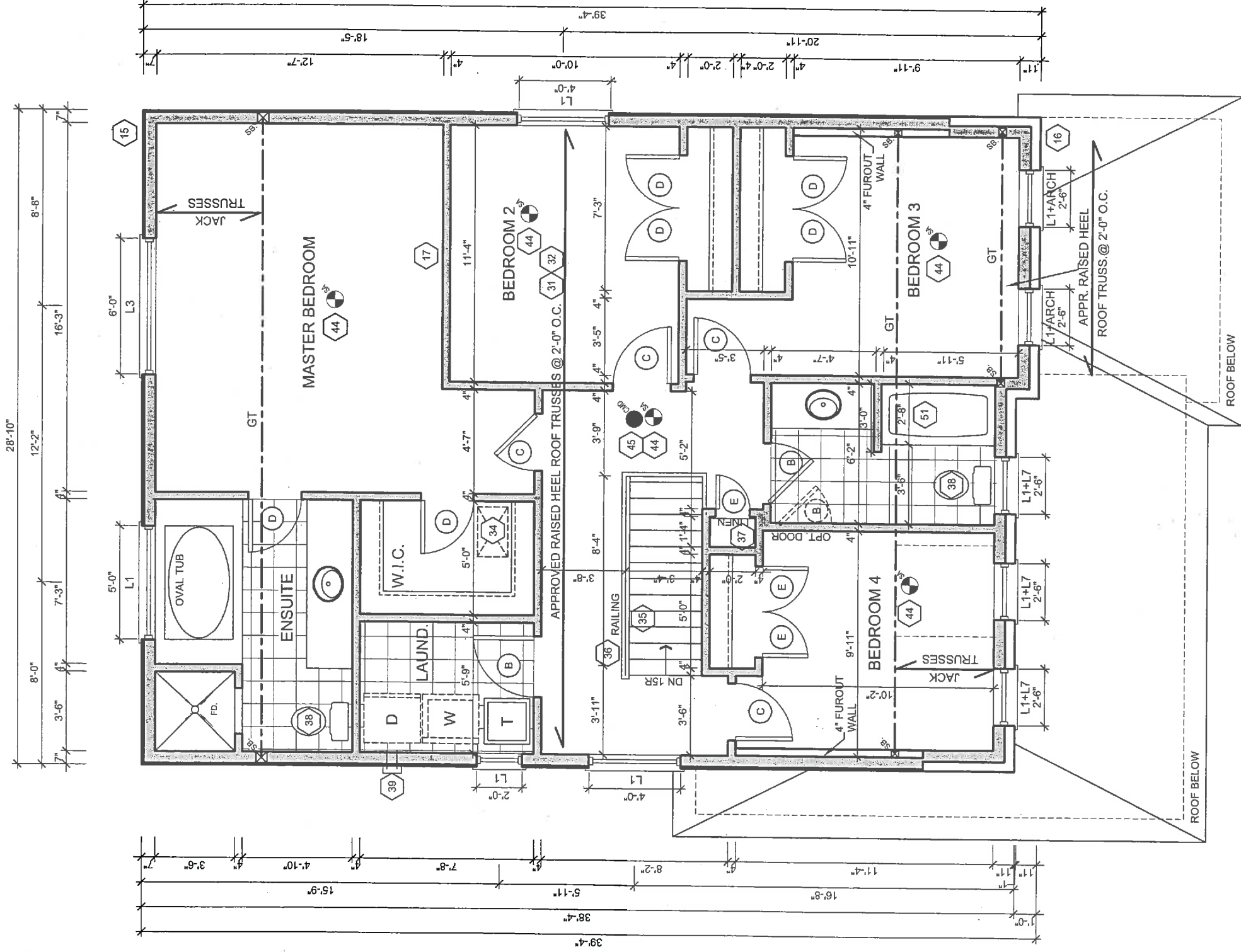
OCT 10 2017

John G. Williams Limited, Architect



 RN design Imagine • Inspire • Create TEL: (905) 738-3177 FAX: (905) 738-5449	MODEL	37-4 (FOUNDRY)	No.	ISSUED OR REVISION COMMENTS	DATE	DWN	CHK	SCALE
	CLIENT	ESQUIRE HOMES NORTHGLEN CLARINGTON, ONTARIO	1.	UPDATED TO OBC 2017 ENACTMENT	AUG. 28-2017	SB	NC	3/16" = 1'0"
			2.	REVISED AS PER ENG. COMMENTS	SEPT. 27-2017	HAZ	NC	PROJECT NUMBER 16062
			3.	ISSUED FOR FINAL	OCT. 03-2017	SB	NC	PAGE
								A4
				QUALIFIED DESIGNER BCIN: 21032 FIRM BCIN: 26995	SIGNATURE:			
				DATE: OCTOBER 03, 2017				

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SECOND FLOOR ELEV. 'B'

REFER TO TRUSS
DRAWINGS FOR
APPROVED TRUSS
LAYOUT.

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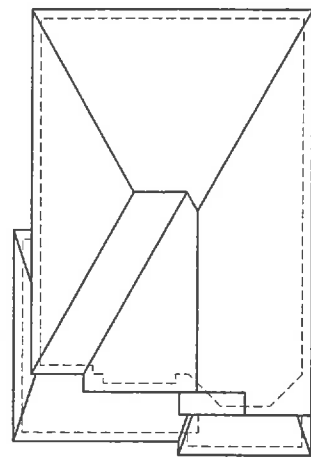
This is to certify that these plans comply with the applicable Architectural Design Guidelines approved by the Municipality of CLARINGTON.

ARCHITECTURAL REVIEW & APPROVAL
OCT 10 2017
John G. Williams Limited, Architect

LICENSED PROFESSIONAL ENGINEER
J. G. ALVAREZ
10014328

OCT 05 2017
PRO ENGINEERING
(416) 750-9938 Fax: (416) 750-9999

MODEL	37-4 (FOUNDRY)	No.	ISSUED OR REVISION COMMENTS	DATE	DWN	CHK	SCALE
	CLIENT	1.	UPDATED TO OBC 2017 ENACTMENT	AUG. 28-2017	SB	NC	3/16" = 1'0"
		2.	REVISED AS PER ENG. COMMENTS	SEPT. 27-2017	HAZ	NC	PROJECT NUMBER 16062
CLIENT	ESQUIRE HOMES NORTHGLEN CLARINGTON, ONTARIO	3.	ISSUED FOR FINAL	OCT. 03-2017	SB	NC	PAGE
							A5
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		FIRM BCIN: 26895					
		DATE: OCTOBER 03, 2017					



ROOF PLAN 'A'

#210 SELF SEALING ASPHALT SHINGLES W/ FLASHING AT VALLEYS

31

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

TOP OF PLATE

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

6"x2" VINYL HEADER CLADDED WOOD TRIM W/ 6" VINYL SURROUND W/ 4" VINYL SILL (TYP.)

BOARD & BATTEN VINYL SIDING W/ METAL FLASHING BEHIND (TYP.)

HARDIE BOARD

FIN. SECOND FLOOR

U/S OF GARAGE & PORCH SOFFIT

6"x2" BUILT-UP HEADER CLADDED WOOD TRIM

PRECAST CONC. BAND (TYP.)

STONE VENEER (TYP.)

TOP OF BAND

FIN. MAIN FLOOR

FIN. GRADE

U/S OF FOOTING

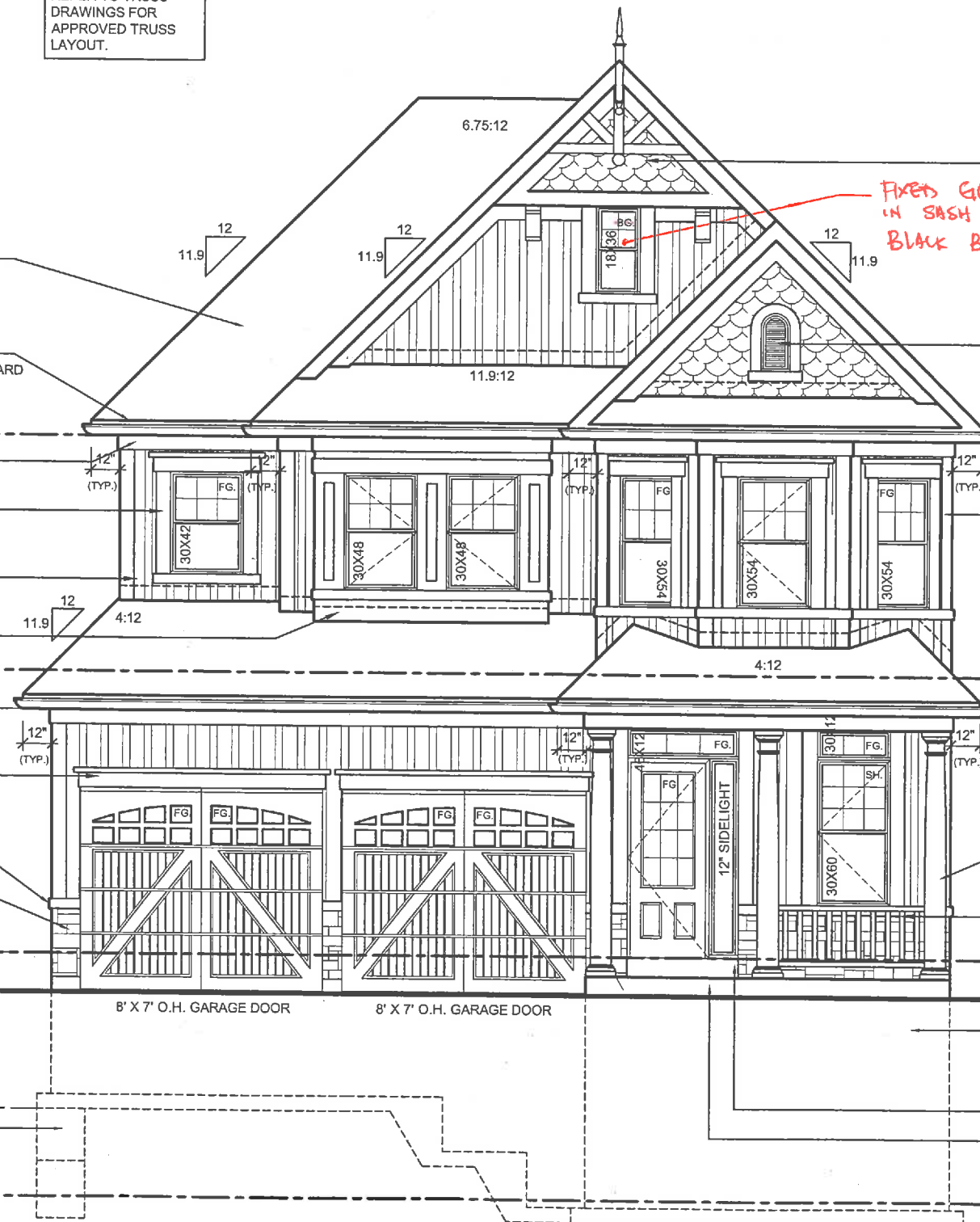
STEPPED FOOTING

3

TOP OF SLAB

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

REFER TO TRUSS DRAWINGS FOR APPROVED TRUSS LAYOUT.



FRONT ELEVATION 'A'

PEAK HEIGHT OF ROOF 29'-9"

6" BOX OUT WITH FISH SCALE VINYL SIDING W/ METAL FLASHING BEHIND (TYP.)

U/S OF SOFFIT

MID-POINT OF ROOF

12" DIA. DECOR. VINYL LOUVER WINDOW W/ 4" VINYL SURROUND W/ 4" VINYL SILL (TYP.)

TOP OF PLATE

TOP OF WINDOW

6" VINYL CORNER TRIM (TYP.)

FIN. SECOND FLOOR

TOP OF TRANSOM

TOP OF WINDOW

8" DIA. VINYL COLUMN ANCHORED TO PORCH SLAB (TYP.) 49

EXTERIOR RAILING 36a

FIN. MAIN FLOOR

FIN. GRADE

8" POURED CONC. FDN WALLS ON 19"x8" CONC. STRIP FOOTING

1 4 14

POURED CONC. SILL

POURED CONC. PORCH SLAB 29

TOP OF SLAB

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ARCHITECTURAL REVIEW / APPROVAL

OCT 10 2017

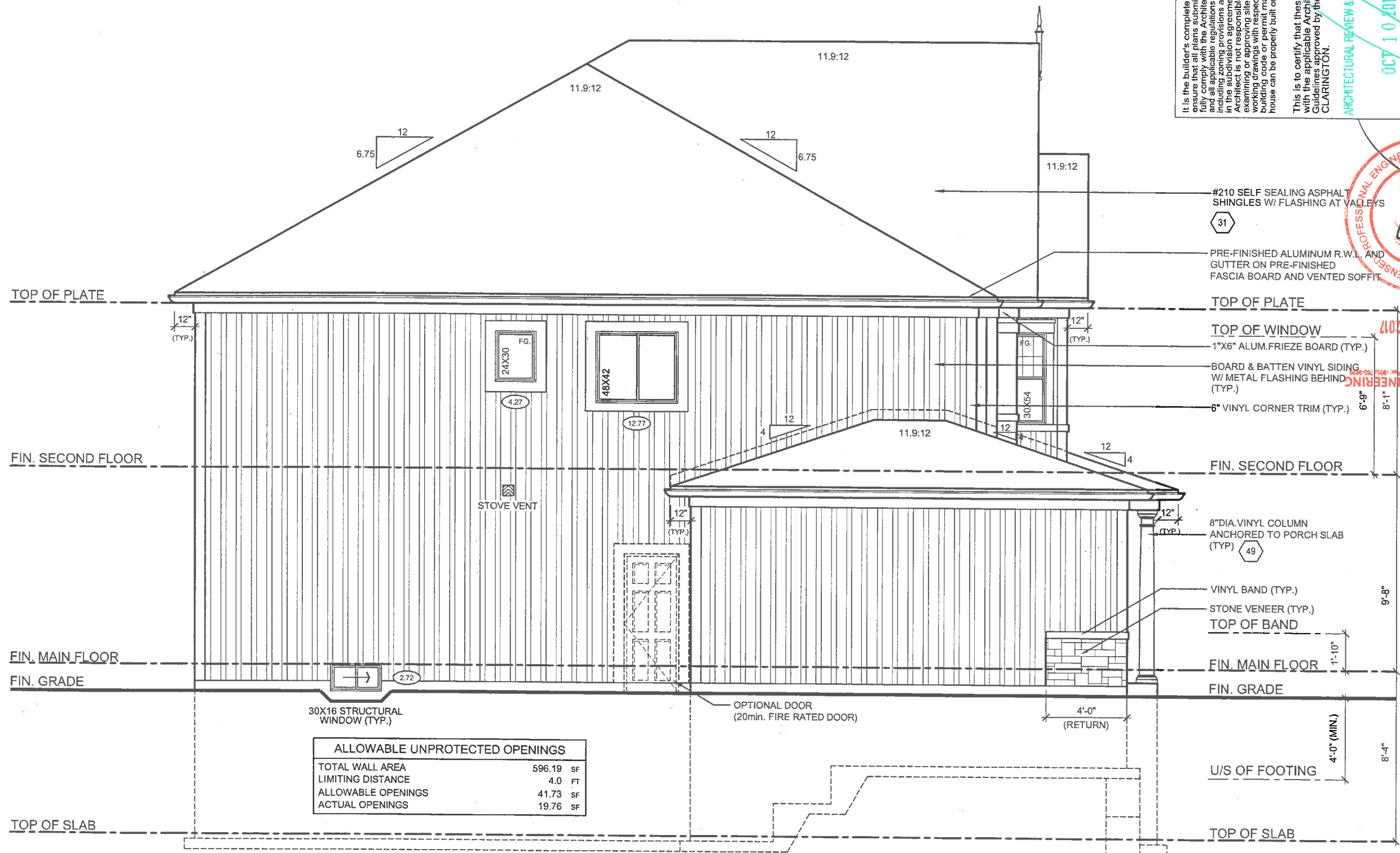
John G. Williams Limited, Architect



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No.	ISSUED OR REVISION COMMENTS	DATE	DWN	CHK	SCALE	PROJECT NUMBER	PAGE
1.	UPDATED TO OBC 2017 ENACTMENT	AUG. 28-2017	SB	NC	3/16" = 1'0"	16062	
2.	REVISED AS PER ENG. COMMENTS	SEPT. 27-2017	HAZ	NC			
3.	ISSUED FOR FINAL	OCT. 03-2017	SB	NC			
37-4 (FOUNDRY)							A6
ESQUIRE HOMES NORTHGLEN CLARINGTON, ONTARIO							
MODEL							
CLIENT							
RN design Imagine • Inspire • Create TEL: (905) 738-3177 FAX: (905) 738-6449							
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I, NELSON CUNHA DECLARE THAT I HAVE REVIEWED AND TAKE DESIGN RESPONSIBILITY FOR THE DESIGN WORK ON BEHALF OF RN DESIGN LIMITED UNDER DIVISION C, PART 3, SUBSECTION 3.2.4. OF THE BUILDING CODE. I AM QUALIFIED, AND THE FIRM IS REGISTERED, IN THE APPROPRIATE CLASSIFICATION CATEGORIES.							
QUALIFIED DESIGNER BCIN: 21032 FIRM BCIN: 28995 DATE: OCTOBER 03, 2017							
SIGNATURE: [Signature]							





ALLOWABLE UNPROTECTED OPENINGS	
TOTAL WALL AREA	596.19 SF
LIMITING DISTANCE	4.0 FT
ALLOWABLE OPENINGS	41.73 SF
ACTUAL OPENINGS	19.76 SF

It is the builder's complete responsibility to ensure that all plans submitted for approval fully comply with the Architectural Guidelines and all applicable regulations and requirements including zoning provisions and any provisions of the Building Code. The Control Authority shall not be responsible for any errors or omissions in the drawings or for any 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.

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ARCHITECTURAL REVIEW & APPROVAL
OCT 10 2017
John G. Williams Limited, Architect



- #210 SELF SEALING ASPHALT SHINGLES W/ FLASHING AT VALLEYS
- PRE-FINISHED ALUMINUM R.W.L. AND GUTTER ON PRE-FINISHED FASCIA BOARD AND VENTED SOFFIT
- 1"X6" ALUM. FRIEZE BOARD (TYP.)
- BOARD & BATTEN VINYL SIDING W/ METAL FLASHING BEHIND (TYP.)
- 6" VINYL CORNER TRIM (TYP.)

8" DIA. VINYL COLUMN ANCHORED TO PORCH SLAB (TYP.)

VINYL BAND (TYP.)
STONE VENEER (TYP.)

30X16 STRUCTURAL WINDOW (TYP.)

OPTIONAL DOOR (20min. FIRE RATED DOOR)

4'-0" (RETURN)

U/S OF FOOTING

LEFT SIDE ELEVATION 'A'



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

MODEL
37-4 (FOUNDRY)

CLIENT
ESQUIRE HOMES
NORTHGLEN
CLARINGTON, ONTARIO

NO.
1.
2.
3.

ISSUED OR REVISION COMMENTS
1. UPDATED TO OBC 2017 ENACTMENT
2. REVISED AS PER ENG. COMMENTS
3. ISSUED FOR FINAL

DATE
OCT 03 2017

SCALE
3/16" = 1'0"

PROJECT NUMBER
16062

PAGE
A9

SIGNATURE:

QUALIFIED DESIGNER BCIN: 21032

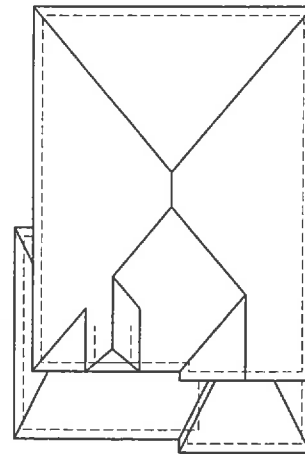
FIRM BCIN: 26995

DATE: OCTOBER 03, 2017

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File:C:_RN_Standards\temp\AcPublish_682816062-37-4-FINAL-FOUNDRY.dwg Plotted: Oct 03, 2017 By: Jennifer



ROOF PLAN 'B'

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

REFER TO TRUSS DRAWINGS FOR APPROVED TRUSS LAYOUT.

HARDIE BOARD

#210 SELF SEALING ASPHALT SHINGLES W/ FLASHING AT VALLEYS

31

FIXED GLASS IN SASH W/ BLACK BACKING

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

TOP OF PLATE

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

BRICK HEADER (TYP.) W/ PRECAST CONC. SILL

PAINTED MTL. FLASHING W/ CAULKING TO MATCH

FIN. SECOND FLOOR

U/S OF GARAGE & PORCH SOFFIT

BRICK HEADER (TYP.)

FACE BRICK (TYP.)

FIN. MAIN FLOOR

FIN. GRADE

U/S OF FOOTING

STEPPED FOOTING

3

TOP OF SLAB

FRONT ELEVATION 'B'

PEAK HEIGHT OF ROOF 27'-6"

MID-POINT OF ROOF 22'-2"

DECOR. LOUVER W/ 4" BRICK ROWLOCK BELOW

TOP OF PLATE

TOP OF WINDOW

SELF SUPPORTING BRICK ARCH W/ PRECAST CONC. SILL

14" VINYL SHUTTER (TYP.)

1"x12" BRICK PROJECTION W/ EQUAL RETURN ON SIDE

FIN. SECOND FLOOR

TOP OF TRANSOM

TOP OF WINDOW

8"x8" STRUCT./DECOR. COLUMN ON 1'-4"x1'-4"x6" HIGH MASONRY PIER W/ 4" PRECAST CONC. CAP

EXTERIOR RAILING

FIN. MAIN FLOOR

FIN. GRADE

8" POURED CONC. FDN WALLS ON 19"x6" CONC. STRIP FOOTING

POURED CONC. SILL

POURED CONC. PORCH SLAB

TOP OF SLAB

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ARCHITECTURAL REVIEW & APPROVAL
OCT 10 2017
J. G. ALVAREZ
104014328
PROFESSIONAL ENGINEER
J. G. ALVAREZ
104014328
OCT 05 2017
NICO ENGINEERING

 RN design <i>Imagine • Inspire • Create</i> TEL (905) 738-3177 FAX (905) 738-6449	MODEL	37-4 (FOUNDRY)		No.	ISSUED OR REVISION COMMENTS		DATE	DWN	CHK	SCALE
	CLIENT	ESQUIRE HOMES NORTHGLEN CLARINGTON, ONTARIO		1.	UPDATED TO OBC 2017 ENACTMENT		AUG-28-2017	SB	NC	3/16" = 1'0"
				2.	REVISED AS PER ENG. COMMENTS		SEPT. 27-2017	HAZ	NC	PROJECT NUMBER 16062
				3.	ISSUED FOR FINAL		OCT. 03-2017	SB	NC	PAGE
										A10
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					FIRM BCIN: 26995					
					DATE: OCTOBER 03, 2017					

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OCT/10/2017

John G. Williams Limited, Architect

SCALE

$$3/16" = 1'0"$$

16062

PAGE

A11

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

TOP OF PLATE

1"X6" ALUM.FRIEZE BOARD (TYP.)

HORIZONTAL VINYL SIDING
W/ METAL FLASHING BEHIND

FACE BRICK (TYP.)

1"X12" PROJECTION ———
W/ EQUAL RETURN ON SIDE

PAINTED MTL. FLASHING
W/ CAULKING TO MATCH

FIN. SECOND FLOOR

8"X8"STRUCT./DECOR.
COLUMN ON 1'-4"X1'-4"X62"
HIGH MASONRY PIER W/ 4"
PRECAST CONC. CAP

EXTERIOR RAILING

FIN. MAIN FLOOR

FIN. GRADE

TOP OF SLAB

30X16 STRUCTURAL
WINDOW (TYP.)

ALLOWABLE UNPROTECTED OPENINGS		
TOTAL WALL AREA	750.61	SF
LIMITING DISTANCE	4.0	FT
ALLOWABLE OPENINGS	52.54	SF
ACTUAL OPENINGS	33.21	SF

TOP OF PLATE

TOP OF WINDOW

— 6" VINYL CORNER TRIM (TYP.)

— 6" VINYL SURROUND
(TYP.)

FIN. SECOND FLOOR

— 6" VINYL BAND (TYP.

TOP OF WINDOW

BRICK SOLDIER COURSE
HEADER (TYP)

— PRECAST CONC. SIL

FIN. MAN. E. C.

FIN. GRADE

TOP OF SLAB

RIGHT SIDE ELEVATION 'B'

MODEL

CLIENT

37-4 (FOUNDRY)

ESQUIRE HOMES

NORTHGLEN

CLARINGTON, ONTARIO

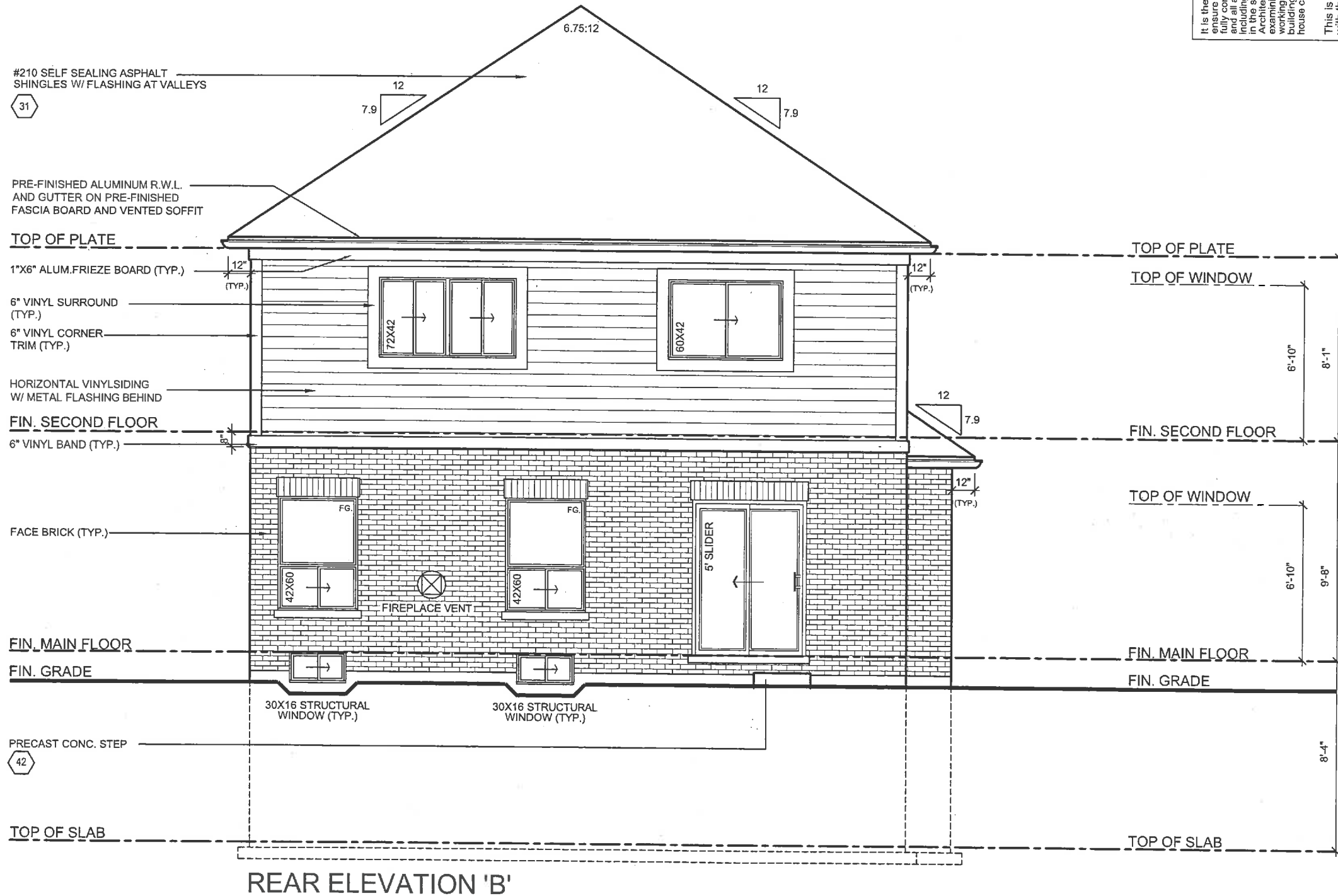
THESE DRAWINGS ARE NOT TO BE SCALED.
ALL DIMENSIONS MUST BE VERIFIED BY CONTRACTOR PRIOR
TO COMMENCEMENT OF ANY WORK. ANY DISCREPANCIES
MUST BE REPORTED DIRECTLY TO RN DESIGN LTD.

I, NELSON CUNHA DECLARE THAT I HAVE REVIEWED AND TAKE DESIGN RESPONSIBILITY FOR THE DESIGN WORK ON BEHALF OF RN DESIGN LIMITED UNDER DIVISION C, PART 3, SUBSECTION 3.2.4. OF THE BUILDING CODE. I AM QUALIFIED, AND THE FIRM IS REGISTERED, IN THE APPROPRIATE CLASS/CATEGORIES.

QUALIFIED DESIGNER BCIN: 21032

SIGNATURE: _____

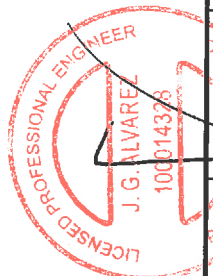
File:C:_RN_Standards\temp\AcPublish_6828\16062-37-4-FINAL-FOUNDRY.dwg Plotted: Oct 03 2017 By: JenniferD



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 approving or disapproving any zoning or working drawings or plans or for issuing any building code or permit matter for that any house can be properly built or located on its lot.

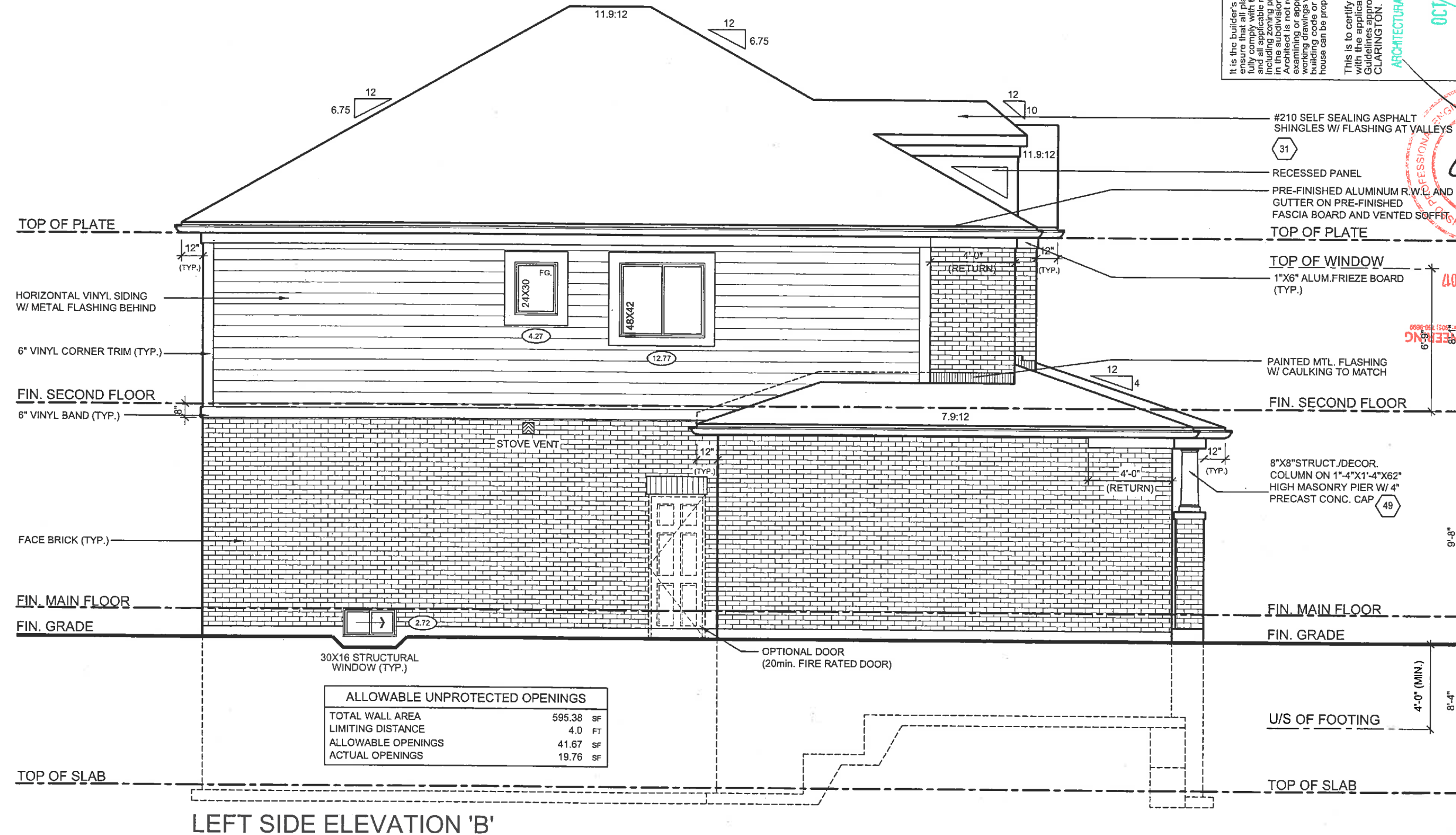
This is to certify that these plans comply with the applicable Architectural Design Guidelines approved by the Municipality of CLARINGTON.

ARCHITECTURAL REVIEW & APPROVAL
OCT 10/2017
John G. Williams Limited, Architect



MODEL	37-4 (FOUNDRY)	CHK	DWN	SCALE	3/16" = 1'0"
CLIENT	ESQUIRE HOMES NORTHGLEN CLARINGTON, ONTARIO	SB	NC	HAZ	NC
PROJECT NUMBER 16062					SB
PAGE					A12
THESE DRAWINGS ARE NOT TO BE SCALED. ALL DIMENSIONS MUST BE VERIFIED BY CONTRACTOR PRIOR TO CONSTRUCTION. ANY DISCREPANCIES MUST BE REPORTED DIRECTLY TO RN DESIGN LTD.					QUALIFIED DESIGNER BCIN: 21032 FIRM BCIN: 26995 DATE: OCTOBER 03, 2017
I, NELSON CUNHA 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 32.4, OF THE BUILDING CODE. I AM A REGISTERED PROFESSIONAL ENGINEER IN THE APPROPRIATE CLASSIFICATION CATEGORY.					SIGNATURE:
NO. ISSUED OR REVISION COMMENTS 1. UPDATED TO OBC 2017 ENACTMENT 2. REVISED AS PER ENG. COMMENTS 3. ISSUED FOR FINAL					DATE: OCT. 28-2017 SEPT. 27-2017 OCT. 03-2017





ALLOWABLE UNPROTECTED OPENINGS		
TOTAL WALL AREA	595.38	SF
LIMITING DISTANCE	4.0	FT
ALLOWABLE OPENINGS	41.67	SF
ACTUAL OPENINGS	19.76	SF

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

OCT 10 2017

John G. Williams Limited, Architect

- #210 SELF SEALING ASPHALT SHINGLES W/ FLASHING AT VALLEYS 31
- RECESSED PANEL
- PRE-FINISHED ALUMINUM R.W.L. AND GUTTER ON PRE-FINISHED FASCIA BOARD AND VENTED SOFFIT
- TOP OF WINDOW
- 1"X6" ALUM. FRIEZE BOARD (TYP.)
- PAINTED MTL. FLASHING W/ CAULKING TO MATCH
- 8"X8" STRUCT./DECOR. COLUMN ON 1"-4"X1'-4"X62" HIGH MASONRY PIER W/ 4" PRECAST CONC. CAP 49

 rn design Imagine • Inspire • Create TEL: (905) 738-3177 FAX: (905) 738-5449	MODEL	37-4 (FOUNDRY)		DATE	CHK	SCALE	PAGE A13
	CLIENT	ESQUIRE HOMES NORTHGLEN CLARINGTON, ONTARIO		DATE	DWN	3/16" = 1'0"	
			DATE	SB	NC		
			DATE	HAZ	NC		
				DATE	SB	NC	PROJECT NUMBER 16062
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				DATE	SB	NC	SIGNATURE: 
				DATE	SB	NC	
				DATE	SB	NC	
				DATE	SB	NC	QUALIFIED DESIGNER BCIN: 21032 FIRM BCIN: 26995 DATE: OCTOBER 03, 2017
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CONSTRUCTION NOTES:

COMPLIANCE PACKAGE A1 - OBC 2012 - 2017 ENACTMENT

(UNLESS OTHERWISE NOTED)
-ALL CONSTRUCTION TO CONFORM TO THE ONTARIO BUILDING CODE (O.B.C.) AND ALL OTHER CODES AND LOCAL AUTHORITIES HAVING JURISDICTION.
-ALL DIMENSIONS GIVEN FIRST IN IMPERIAL FOLLOWED BY METRIC.
-THERMAL RESISTANCE VALUES BASED ON ZONE 1

FOOTINGS / SLABS:

TYPICAL STRIP FOOTING:

O.B.C. 9.15.3.
-BASED ON 16" (14.9mm) MAX. SUPPORTED JOIST LENGTH
-MIN. 2200psi (15MPa) CONCRETE AFTER 28 DAYS
-SHALL REST ON UNDISTURBED SOIL, ROCK OR COMPACTED GRANULAR FILL
W/ MIN. 10.9psi (75kPa) BEARING CAPACITY
-FIG. TO HAVE CONTINUOUS KEY
-FIG. SIZES MAY BE REDUCED FOR SOILS W/ GREATER BEARING CAPACITY (AS PER SOILS ENGINEERING REPORT)
-REFER TO WORKING DRAWINGS FOR SPECIFIC SIZES THAT MAY SUPERSEDE NOTES #1 & #2 FOR FOOTING SIZES

TYPICAL STRIP FOOTING: (EXTERIOR WALLS)

O.B.C. 9.15.3.5.
-FIG. TO EXTEND MIN. 4'-0" (1200mm) BELOW GRADE
BRICK VENEER
-1 STOREY - 13" X 4" (330mm X 100mm)
-2 STOREY - 18" X 6" (485mm X 155mm)
-3 STOREY - 26" X 9" (660mm X 230mm)

SIDING:

-1 STOREY - 10" X 4" (255mm X 100mm)
-2 STOREY - 14" X 4" (360mm X 100mm)
-3 STOREY - 18" X 5" (460mm X 130mm)

TYPICAL STRIP FOOTING: (INTERIOR BEARING WALLS)

O.B.C. 9.15.3.6.
-1 STOREY MASONRY - 16" X 4" (410mm X 100mm)
-1 STOREY STUD - 12" X 4" (305mm X 100mm)
-2 STOREY MASONRY - 26" X 9" (650mm X 230mm)
-2 STOREY STUD - 18" X 5" (450mm X 130mm)
-3 STOREY MASONRY - 36" X 14" (900mm X 360mm)
-3 STOREY STUD - 24" X 8" (600mm X 200mm)

STEP FOOTING:

O.B.C. 9.15.3.9.
-23 5/8" (600mm) MAX. VERTICAL RISE & 23 5/8" (600mm) MIN. HORIZONTAL RUN.

DRAINAGE TILE OR PIPE:

O.B.C. 9.14.3.
-4" (100mm) MIN. DIA. LAID ON UNDISTURBED OR WELL COMPACTED SOIL W/ TOP OF TILE OR PIPE TO BE BELOW BOTTOM OF FLR. SLAB.
-COVER TOP & SIDES OF TILE OR PIPE W/ 5 7/8" (150mm) OF CRUSHED STONE OR OTHER COURSE CLEAN GRANULAR MATERIAL.
-TILE SHALL DRAIN TO A SEWER, DRAINAGE DITCH, OR DRY WELL.

BASEMENT SLAB:

O.B.C. 9.13. & 9.16.
-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 (OBC SB-12-3.1.1.7 (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. SB-9)
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. (OBC SB-12 3.1.1.7 (6))
-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. SB-9)

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" (W2.9 X W 2.9) WIRE MESH LOCATED NEAR MID-DEPTH OF SLAB
-4" (100mm) OF COURSE GRANULAR MATERIAL
-ANY FILL PLACED UNDER SLAB, OTHER THAN COURSE CLEAN GRANULAR MATERIAL, SHALL BE COMPACTED.
PLASTER:
O.B.C. 9.15.5.3.
-CONCRETE NB - 4" X 1/2" (100mm X 300mm)
-BLOCK NB - 4" X 1/2" (100mm X 300mm) BONDED & TIED TO WALL AS PER O.B.C. 9.20.11.2. TOP 7 7/8" (200mm) SOLD.
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 50psf (2.4kPa).
STEEL PIPE COLUMN:
O.B.C. 9.15.3.4. & 9.17.3.
-FIXED COLUMN
-MIN. 3 1/2" (90mm) DIA. W/ 3/16" (4.76mm) WALL THICKNESS
-FOR STEEL BEAMS, CLIPS @ TOP & MIN. 6" X 4" X 1/4" (152mm X 100mm X 6.35mm) STEEL BIM. PLATE
-FOR WOOD BEAMS, MIN. 4"x4"x1/4" [100mmX 100mm X 6.35mm] STEEL TOP & BIM. PLATES, OR TOP PLATE TO EXTEND MIN. WIDTH OF BEAM
-ADJUSTABLE COLUMNS TO CONFORM TO CAN/CGSB-7.2-M WHERE IMPOSED LOAD DOES NOT EXCEED 34 kN (O.B.C. 9.17.3.4.)
COL. SPACING:
FIG. SIZE:
-MAX. 9'-10" (2997mm)
-2 STOREY
-34" X 34" X 1/6"
- (860mmX 860mmX 400mm)
-44" X 44" X 21"
- (1120mmX 1120mmX 530mm)
3 STOREY
-40" X 40" X 1/8"
- (1010mmX 1010mmX 480mm)
-51" X 51" X 24"
- (1295mmX 1295mmX 610mm)
-WHERE COL. SITS ON FDN. WALL, USE 4" X 8" X 5/8" (100mmX 200mmX 16mm) STEEL PLATE WITH 2-5/8" (16mm) ANCHOR BOLTS

PILASTERS:

O.B.C. 9.15.5.3.
-CONCRETE NB - 4" X 1/2" (100mm X 300mm)
-BLOCK NB - 4" X 1/2" (100mm X 300mm) BONDED & TIED TO WALL AS PER O.B.C. 9.20.11.2. TOP 7 7/8" (200mm) SOLD.

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 50psf (2.4kPa).

STEEL PIPE COLUMN:

O.B.C. 9.15.3.4. & 9.17.3.
-FIXED COLUMN
-MIN. 3 1/2" (90mm) DIA. W/ 3/16" (4.76mm) WALL THICKNESS
-FOR STEEL BEAMS, CLIPS @ TOP & MIN. 6" X 4" X 1/4" (152mm X 100mm X 6.35mm) STEEL BIM. PLATE
-FOR WOOD BEAMS, MIN. 4"x4"x1/4" [100mmX 100mm X 6.35mm] STEEL TOP & BIM. PLATES, OR TOP PLATE TO EXTEND MIN. WIDTH OF BEAM
-ADJUSTABLE COLUMNS TO CONFORM TO CAN/CGSB-7.2-M WHERE IMPOSED LOAD DOES NOT EXCEED 34 kN (O.B.C. 9.17.3.4.)
COL. SPACING:
FIG. SIZE:
-MAX. 9'-10" (2997mm)
-2 STOREY
-34" X 34" X 1/6"
- (860mmX 860mmX 400mm)
-44" X 44" X 21"
- (1120mmX 1120mmX 530mm)
3 STOREY
-40" X 40" X 1/8"
- (1010mmX 1010mmX 480mm)
-51" X 51" X 24"
- (1295mmX 1295mmX 610mm)
-WHERE COL. SITS ON FDN. WALL, USE 4" X 8" X 5/8" (100mmX 200mmX 16mm) STEEL PLATE WITH 2-5/8" (16mm) ANCHOR BOLTS

CLIENT SPECIFIC REVISIONS



MODEL
37-4 (FOUNDRY)

CLIENT

ESQUIRE HOMES
NORTHGLEN
CLARINGTON, ONTARIO

CLIENT SPECIFIC REVISIONS

I, NELSON CUNHA DECLARE THAT I HAVE REVIEWED AND TAKE DESIGN RESPONSIBILITY FOR THE DESIGN WORK ON BEHALF OF RN DESIGN LIMITED UNDER DIVISION C, PART 3, SUBSECTION 3.2.4. OF THE BUILDING CODE. I AM QUALIFIED, AND THE FIRM IS REGISTERED, IN THE APPROPRIATE CLASSIFICATION CATEGORIES.

QUALIFIED DESIGNER BCIN: 21032
FIRM BCIN: 26995
DATE: OCTOBER 03, 2017

WOOD COLUMN:

OBC 9.17.4.1. , 9.17.4.2. & 9.17.4.3.
-5 1/2" x 5 1/2" (140mm x 140mm) SOLID WOOD COLUMN - OR
-3-2"x6" (38mm x 140mm) BUILT UP COLUMN NAILED TOGETHER
W/ 3" (76mm) NAILS SPACED NOT MORE THAN 12" (300mm) APART OR BOLTED TOGETHER W/ 3/8" (9.52mm) DIA BOLTS SPACED AT 18" (450mm) O.C.
-WRAP COLUMN BASE W/ 6 MIL POLY
-COLUMN TO SIT DIRECTLY ON CONC PAD (NOT ON CONC SLAB)
W/ 9'-10" COL SPACING
-25'x25"x12" (640mm x 640mm x 300mm) CONC PAD (1 FLOOR SUPPORTED
-34"x34"x14" (860mm x 860mm x 360mm) CONC PAD (2 FLOORS SUPPORTED
W/ 9'-10" COL SPACING)

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

-2"x8"x12" LEDGER BOARD FASTENED W/ 2/1 1/2" ANCHOR BOLTS @ 4" O.C.
-WHERE WOOD BEAMS BEAR ON FIREWALLS USE GENERAL NOTE 11
-WHERE REQUIRED TO OBTAIN 5" SEPARATION DISTANCE
BETWEEN ADJACENT BEAMS

BLOCK PARTY WALL BEAM END BEARING: (STEEL BEAM)

-12"x11"x 5/8" STL. PLATE ON TOP OF SOLID CONCRETE BLOCK WITH
2 - 1/2"x2"x8" ANCHOR BOLTS.

WALL ASSEMBLIES:

FOUNDATION WALL

O.B.C. 9.15.4.2.
-FOR WALLS NOT EXCEEDING 8'-2" (2500mm) IN Laterally SUPPORTED HEIGHT.
-8" (200mm) SOLID 2200psi (15MPa) CONCRETE
-MAX. UNSUPPORTED HEIGHT OF 3'-11" (1200mm) & MAX. SUPPORTED HEIGHT OF 7'-0" (2150mm) MEASURED FROM GRADE TO FINISHED BASEMENT FLOOR.
-FOR WALLS NOT EXCEEDING 9'-0" (2750mm) IN Laterally SUPPORTED HEIGHT.
-10" (250mm) SOLID 2200psi (15MPa) CONCRETE
-MAX. UNSUPPORTED HEIGHT OF 4'-7" (1400mm) & MAX. SUPPORTED HEIGHT OF 8'-6" (2600mm) MEASURED FROM GRADE TO FINISHED BASEMENT FLOOR.
-LATERAL SUPPORT PROVIDED BY ANCHORED SILL PLATE TO JOISTS.
-FOR CONDITIONS EXCEEDING THESE MAXIMUMS AN ALTERNATIVE IN CONFORMANCE TO O.B.C.- PART 4
-WALL SHALL EXTEND A MIN. 5 7/8" (150mm) ABOVE GRADE
-INSULATE W/ R20 (RSI 3.52) CONTINUOUS INSULATION FROM UNDERSIDE OF SUBFLOOR TO NOT MORE THAN 8" (200mm) ABOVE FINISHED FLOOR OF BASEMENT (ZONE 1, OBC SB-12.13.1.1.2.A.)
-ALTERNATE INSULATION METHOD: 2" (51mm) R10 (RSI 1.76) RIGID INSULATION W/ 2"x4" (38mm X 89mm) WOOD STUD W/ R12 (RSI 2.11) BATT INSULATION
-BACK FILL W/ NON-FRONT 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.
-IE TO FACING MATERIAL WITH METAL TIES SPACED MAX. @ 7 7/8" (200mm) VERTICALLY O.C. & 2'-11" (900mm) HORIZONTALLY.
-FILL SPACE BETWEEN WALL AND FACING SOLID W/ MORTAR
-WHERE WALL IS REDUCED FOR JOISTS, THE REDUCED THICKNESS SHALL BE MAX. 13-3/4" (350mm) HIGH & MIN. 3-1/2" (90mm) THICK
DAMP-PROOFING & WATER-PROOFING:
-DAMP-PROOF THE EXTERIOR FACE OF WALL BELOW GRADE AS PER O.B.C. 9.13.2.
-WHERE INSULATION EXTENDS TO MORE THAN 2'-11" (900mm) BELOW GRADE, A FDN. WALL DRAINAGE LATER 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.

FOUNDATION WALLS @ UNSUPPORTED OPENINGS:

-2-20M BARS IN TOP PORTION OF WALL (UP TO 8'-0" OPENING)
-3-20M 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 APPROX 4" TO 6" APART.
-BARS TO EXTEND 2'-0" (600mm) BEYOND BOTH SIDES OF OPENING.
FRAME WALL CONSTRUCTION:
O.B.C. 9.23.
-SIDING OR STUCCO AS PER ELEVATIONS, MIN. 7 7/8" (200mm) FROM FINISHED GRADE (O.B.C. 9.28.1.4. & 9.27.)
-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, OBC SB-12.13.1.2.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. 9.19.23.10.1. =
-FOR 3 FLOORS SUPPORTED ABOVE, 2" X 6" (38mmX 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 = EW1b (STC = N/A, FIRE = 45 MIN)
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):
O.B.C. SB-3 WALL = EW1b (STC = N/A, FIRE = 45 MIN)
FOR 45 MINUTE FIRE RATED WALL REQUIREMENTS SUBSTITUTE 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 BOARD W/ 1/2" (12.7mm) TYPE 'X' GYPSUM BOARD.

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.)
-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, OBC SB-12.13.1.2.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. 9.19.23.10.1. =
-FOR 3 FLOORS SUPPORTED ABOVE, 2" X 6" (38mmX 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 = EW1b (STC = N/A, FIRE = 45 MIN)
FOR 45 MINUTE FIRE RATED WALL REQUIREMENTS SUBSTITUTE 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 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):
O.B.C. SB-3 WALL = EW1b (STC = N/A, FIRE = 45 MIN)
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.

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.)
-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.
-MIN. 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):
O.B.C. SB-3 WALL = EW1b (STC = N/A, FIRE = 45 MIN)
FOR 45 MINUTE FIRE RATED WALL REQUIREMENTS SUBSTITUTE 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 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.

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.)
-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. @ 12" (300mm) O.C.
ON BOTTOM FLR. WHEN 3 STOREYS.
-R14 (RSI 2.46) INSULATION
-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. 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.
REQ. FOR FIRE RATING (LESS THAN 4'-0" LIMITING DISTANCE):
O.B.C. SB-3 WALL = EW1b (STC = N/A, FIRE = 45 MIN)
FOR 45 MINUTE FIRE RATED WALL REQUIREMENTS SUBSTITUTE AND/OR ADD THE FOLLOWING MATERIALS:
-ADD 1/4" (6mm) PLYWOOD (EXTERIOR TYPE) OR EQUIVALENT AS PER O.B.C. 9.23.1.6. BETWEEN RIGID INSULATION AND WOOD STUD.
-REPLACE R14 (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.

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.)
-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. @ 12" (300mm) O.C.
ON BOTTOM FLR. WHEN 3 STOREYS.
-R14 (RSI 2.46) INSULATION
-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. 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.
REQ. FOR FIRE RATING (LESS THAN 4'-0" LIMITING DISTANCE):
O.B.C. SB-3 WALL = EW1b (STC = N/A, FIRE = 45 MIN)
FOR 45 MINUTE FIRE RATED WALL REQUIREMENTS SUBSTITUTE AND/OR ADD THE FOLLOWING MATERIALS:
-ADD 1/4" (6mm) PLYWOOD (EXTERIOR TYPE) OR EQUIVALENT AS PER O.B.C. 9.23.1.6. BETWEEN RIGID INSULATION AND WOOD STUD.
-REPLACE R14 (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.

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.)
-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. @ 12" (300mm) O.C.
ON BOTTOM FLR. WHEN 3 STOREYS.
-R14 (RSI 2.46) INSULATION
-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. 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.
REQ. FOR FIRE RATING (LESS THAN 4'-0" LIMITING DISTANCE):
O.B.C. SB-3 WALL = EW1b (STC = N/A, FIRE = 45 MIN)
FOR 45 MINUTE FIRE RATED WALL REQUIREMENTS SUBSTITUTE AND/OR ADD THE FOLLOWING MATERIALS:
-ADD 1/4" (6mm) PLYWOOD (EXTERIOR TYPE) OR EQUIVALENT AS PER O.B.C. 9.23.1.6. BETWEEN RIGID INSULATION AND WOOD STUD.
-REPLACE R14 (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.

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 ON EXTERIOR SIDE OF RIGID INSULATION

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.)
-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" (38mmX 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. =
-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.
REQ. FOR FIRE RATING (LESS THAN 4'-0" LIMITING DISTANCE):
O.B.C. SB-3 WALL = EW1b (STC = N/A, FIRE = 45 MIN)
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.

BRICK VENEER CONSTRUCTION:

O.B.C. 9.23.
-3-1/2" (90mm) FACE BRICK OR 4" (100mm) STONE @ 36"-1" (11m) MAX. HEIGHT
-MIN. 0.03" (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" (800mm) O.C. @ BIM. 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 SILLS UNDER OPENINGS, FLASHING UNDER
-1" (25mm) AIR SPACE
-WALL SHEATHING

REQ. FOR FIRE RATING (LESS THAN 4'-0" LIMITING DISTANCE):

O.B.C. SB-3 WALL = EW1b (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/sq.m.

-REPLACE 1/2"(12.7mm) GYPSUM BD. W/ 1/2" (12.7mm) TYPE 'X' GYPSUM BD.

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.

BEARING STUD WALL (BASEMENT):

-2" X 4" (38mm x 89mm) WOOD STUDS @ 16" (400mm) O.C. OR

-2" X 6" (38mm x 140mm) WOOD STUDS @ 16" (400mm) O.C. W/

-DBL. 2" X 4" OR 2" X 6" TOP PLATE.

-2" X 4" OR 2" X 6" BOTTOM PLATE ON DAMPROOFING MATERIAL.

-1/2" (12.7mm) GYPSUM BOARD BOTH SIDES.

-1/2" (12.7mm) DIA. ANCHOR BOLTS @ 7'-10" (2400mm) O.C.

-FOOTING AS PER GENERAL NOTE #2. W/ 4" CONC. CURB

PARTY WALL - BLOCK:

O.B.C. SB-3 WALL = 86e (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" (38mm x 38mm) WOOD STRAPPING @ 24" (600mm) O.C. BOTH

SIDES

-ABSORPTIVE MATERIAL ON BOTH SIDES FILLING A MINIMUM OF 90% OF THE CAVITY.

-7/16" (190mm) HOLLOW BLOCK (NORMAL WEIGHT AGGREGATE)

-STAGGER JOISTS & BEAMS MIN. 3 1/2" (90mm) @ PARTY WALLS AS PER

O.B.C. 9.10.9.9.1(1) & 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):

O.B.C. SB-3 WALL = 85c (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

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" VALUE = 25.27

FIREWALL:

O.B.C. 9.10.1.1. & 3.1.10. & SB-3 WALL = 86e (STC = 57, FIRE = 2 HR)

-ONE FIREWALL IS REQUIRED FOR EVERY 6460 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" (38mm x 38mm) WOOD STRAPPING @ 24" (600mm) O.C. ON BOTH SIDES OF WALL

-SOUND ABSORPTIVE MATERIAL EACH SIDE FILLING 90% OF THE CAVITY

-7 1/2" (190mm) CONC. BLOCK, MIN. 2 HR. FIRE-RESISTANT RATING

-EVERY FIREWALL SHALL BE CONTINUOUS THROUGH ALL BUILDING STOREYS

-STAGGER JOISTS & BEAMS MIN. 5" (130mm) @ FIRE WALLS AS PER

O.B.C. 9.10.9.9.1(1) & TABLE 2.1.1. SB-2

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

-PROTRUDE 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. 3.1.10.4.1(1)

-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. 3.1.10.4.1(2)

PARTY WALL - FOUNDATION:

O.B.C. 9.15.4.2.

-7 7/8" (200mm) SOLID CONC. FOUNDATION WALL @ 2200psf (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 = W13qa (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"(38mm x 89mm) STUDS @ 16"(400mm) O.C. W/ SEPARATE

(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.

-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" (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.

-IF 2"x6" STUDS ARE USED AT STAIR OPENING CONTINUE TO USE

ON REMAINING FLOORS AT THE STAIR OPENING AT 16" O.C.

GARAGE WALL & CEILING:

O.B.C. 9.10.9.16.(3).

-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

-R20 (RSI 3.87) 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.

-INSULATION AROUND DUCTS AND PIPING NOT TO ENCRATCH 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.

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.

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 1/2" (1200mm) O.C.

-MIN. R22 (RSI 3.87) INSULATION (ZONE 1) OBC SB-12.1.3.1.1.2.A.1)

-CONTINUOUS AIR/VAPOUR BARRIER IN CONFORMANCE WITH O.B.C. 9.25.3. & 9.25.9.

CLIENT SPECIFIC REVISIONS

◆ CLIENT SPECIFIC REVISIONS

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

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.

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.

CORBEL MASONRY VENEER:

-MASONRY VENEER TO BE CORBELLED AS PER O.B.C. 9.20.12.3.(1)

FLOOR ASSEMBLIES:

SILL PLATE:

O.B.C. 9.23.7.

-2" X 4" (38mm x 89mm) PLANCHER

-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 COMPRESSIONING, OR FOAM GASKET, OR PLACED

ON FULL BED OF MORTAR.

BRIDGING & STRAPPING:

O.B.C. 9.23.9.4.

a) STRAPPING

-1" X 3" (19mm x 44mm) NAILED TO U/S OF JOISTS @ MAX. 6'-1 1/2" (2100mm) O.C.

-FASTENED TO SILL OR HEADER @ ENDS

b) BRIDGING

-1" X 3" (19mm x 44mm) Or 2" X 2" (38mm x 38mm) CROSS BRIDGING @ MAX.

6'-1 1/2" (2100mm) O.C.

c) BRIDGING & STRAPPING

-a) & b) USED TOGETHER OR

-1 1/2" (38mm) SOLID BLOCKING @ MAX. 6'-1 1/2" (2100mm) O.C. USED WITH

STRAPPINGS (a)

d) FURRING OR PANEL TYPE CEILING

-STRAPPING NOT REQUIRED IF FURRING STRIPS OR PANEL TYPE CEILING FINISH

IS ATTACHED DIRECTLY TO JOISTS.

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

PORCH SLAB:

O.B.C. 9.39.1.4.

-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" (60mm) X 23 5/8" (60mm) 10M DOWELS @ 23 5/8" (60mm) O.C.

-IF A COLD CELLAR IS LOCATED BELOW THE SLAB, SUPPORT ON FOUNDATION

WALLS NOT TO EXCEED 8'-2"

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 #36a

-SLOPE ASSEMBLY MINIMUM 2% TO ROOF SCUPPER

REQUIRED FOR OVER HEATED SPACES:

-ADD 2"x2" (38mm x 38mm) CROSS PURLINS @ 16" (400mm) O.C. FOR

VENTILATION OVER JOISTS (OBC 9.19.1.2. VENTING NOT LESS THAN 1/150 OF

CEILING AREA)

-ADD R31 (RSI 5.46) INSULATION BARRIER IN CONFORMANCE W/ O.B.C. 9.25.3.

& 9.25.4.

-ADD CONTINUOUS AIR/VAPOUR BARRIER IN CONFORMANCE W/ O.B.C. 9.25.3.

-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 MANUFACTURER'S SPECIFICATIONS.

-1/4" EXTERIOR GRADE WOOD PANEL TYPE UNDERLAY TAPERED PURLINS

SLOPED MIN. 2% TO ROOF SCUPPER.

-3/8" EXTERIOR GRADE PLYWOOD SHEATHING ON

-2"x8" ROOF JOISTS @ 12" O.C. (OR AS NOTED ON PLAN)

REQUIRED FOR OVER HEATED SPACES:

-ADD 2"x2" (38mm x 38mm) CROSS PURLINS @ 16" (400mm) O.C. FOR

VENTILATION OVER JOISTS (OBC 9.19.1.2. VENTING NOT LESS THAN 1/150 OF

CEILING AREA)

-ADD R31 (RSI 5.46) INSULATION BARRIER IN CONFORMANCE W/ O.B.C. 9.25.3.

& 9.25.4.

-ADD CONTINUOUS AIR/VAPOUR BARRIER IN CONFORMANCE W/ O.B.C. 9.25.3.

-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 (30.5KG/m2) ASPHALT SHINGLES

-FOR ROOFS BETWEEN 4:12 & 8:12 PITCH PROVIDE EAVES PROTECTION TO

EXTEND UP THE ROOF SLOPE MIN. 2'-1 1/2" (600mm) FROM EDGE TO A LINE NOT

LESS THAN 12" (300mm) PAST THE INSIDE FACE OF EXTERIOR WALL.

-EAVES PROTECTION LAID 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 (0-2 GRADE) WITH "H" CLIPS

-APPROVED WOOD TRUSSES @ 24" (600mm) O.C. (REFER TO MANUFACTURER'S

LAYOUT)

-TRUSS

36b EXTERIOR GUARDS @ JULIET BALCONY:

- FOR RAILING SPANNING MAXIMUM OF 6'-0".
- PROVIDE PREFIN. METAL RAILING W/ 76mm VERTICAL OPENING TO CONFORM WITH O.B.C. - APPENDIX A-9.8.8.5.
- 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"x2" (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

- 2 RISERS MAXIMUM PERMITTED TO BE LAID ON GROUND

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

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

- 45 CARBON MONOXIDE ALARM [CMA]; O.B.C. - 9.33.4.
- WHERE THERE IS A FUEL BURNING APPLIANCE A CMA SHALL BE PROVIDED ADJACENT TO EACH SLEEPING AREA.
 - CMA TO BE WIRED IN CIRCUIT TO SOUND SMOKE ALARMS WHEN ACTIVATED.

- 46 MAIN DOOR TO BE OPERABLE FROM INSIDE W/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 MAN 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.

◆ 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'-4" X 1'-4" MASONRY VENEER SURROUND W/ PRECAST CONCRETE CAP.
- REFER TO ELEVATION DRAWINGS FOR HEIGHT OF CAP.
- SURROUND TO BE TIED W/ METAL TIES @ 16" (400mm) O.C. VERT. INSTALLED PER O.B.C. 9.20.9.4.
- 3/4" AIR SPACE AROUND POST.

- OR
- MIN. 6"x6" (140mm X 140mm) WOOD POST CLAD W/ DECOR. SURROUND [PER ELEVATION DRAWINGS] ANCHORED TO CONC. CAP W/ METAL SADDLE.
- 1'-4" X 1'-4" MASONRY PIER TO BE CONSTRUCTED SOLID W/ PRECAST CONCRETE CAP.
- REFER TO ELEVATION DRAWINGS FOR HEIGHT OF CAP.
- NOTE: DECORATIVE STRUCTURAL COLUMNS MAY REPLACE 6" X 6" POST PROVIDED THAT THEY ARE IN CONFORMANCE WITH O.B.C. 9.17.4.

49c EXTERIOR COLUMN:

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

50 COLD CELLARS:

- FOR COLD CELLARS PROVIDE THE FOLLOWING:

- VENTING AREA TO BE EQUIVALENT TO 0.2% OF COLD CELLAR AREA.
- COVER VENT W/ BUG SCREEN
- WALL MOUNTED LIGHT FIXTURE
- 1-1/2" FOR DOOR OPENING
- 2'-8" X 6'-8" EXTERIOR TYPE DOOR (MIN R-4 RSI 0.7)
- INSULATE FULL HEIGHT OF INTERIOR BASEMENT WALL W/ MIN. R12 (RSI 2.11) PER O.B.C. 9.20.9.4.

51 STUD WALL REINFORCEMENT:

- O.B.C. 9.5.2.3.

- WALL STUDS ADJACENT TO WATER CLOSETS & SHOWER BATH TUBS IN MAIN BATHROOM ARE TO BE REINFORCED TO PERMIT THE FUTURE INSTALLATION OF GRAB BARS AS PER O.B.C. 3.8.3.8.(3)(a)&(c) & 3.8.3.13.(2)(f) & 3.8.3.13.(4)(c)

FRAME CONSTRUCTION:

- ALL FRAMING LUMBER TO BE No.1 AND No. 2 SPF 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'-8" (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

- BEAMS MAY BE A MAX. 24" (600mm) FROM LOADBEARING WALLS WHEN WALLS ARE PERPENDICULAR TO FLOOR JOISTS
- APPROVED METAL HANGERS TO BE USED FOR JOISTS AND BEAMS WHEN THEY FRAME INTO SIDES OF BEAMS, TRIMMERS AND HEADERS
- FLOOR JOISTS SUPPORTING ROOF LOADS SHALL NOT BE CANTILEVERED MORE THAN 15 3/4" (400mm) BEYOND SUPPORTS FOR 2" X 8" (38mm X 184mm)
- 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 1.6 W/(m2.k) OR
- AN ENERGY RATING OF NOT LESS THAN 25 FOR 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 AND EQUAL TO 17%

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

SCHEDULES

DOORS 48/47		WOOD BEAMS	
A 865x2030x45 (2'10"x6'8"x1'-3/4")	WD1 3/2" X 8" SPR	WD7 3/2" X 12" SPR	
B 815x2030x35 (2'8"x6'8"x1'-3/8")	WD2 4/2" X 8" SPR	WD8 4/2" X 12" SPR	
C 760x2030x35 (2'6"x6'8"x1'-3/8")	WD3 5/2" X 8" SPR	WD9 5/2" X 12" SPR	
D 710x2030x35 (2'4"x6'8"x1'-3/8")	L1 2/2" X 8" SPR	LINTELS	
E 460x2030x35 (1'6"x6'8"x1'-3/8")	L3 2/2" X 10" SPR	L10 4-7/8" X 3-1/2" X 5/16" L	L15 5-7/8" X 4" X 1/2" L
F 610x2030x35 (2'0"x6'8"x1'-3/8")	L5 2/2" X 12" SPR	L11 4-7/8" X 3-1/2" X 3/8" L	L16 7-1/8" X 4" X 3/8" L
G OVER SIZED EXTERIOR DOOR	L7 3-1/2" X 3-1/2" X 1/4" L	L12 4-7/8" X 3-1/2" X 1/2" L	L17 7-1/8" X 4" X 1/2" L
-REFER TO ELEVATIONS FOR SIZE	L9 4" X 3-1/2" X 1/4" L	L13 5-7/8" X 3-1/2" X 3/8" L	
		L14 5-7/8" X 3-1/2" X 1/2" L	
	ST1 1/6 X 15	STEEL BEAMS	
	ST2 1/6 X 20	ST3 1/8 X 18	ST5 1/8 X 24
		ST4 1/8 X 21	

PLAN/ELEVATION LEGEND

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

FLOOR AREA CALCULATIONS

ELEVATION	A	B			
FIRST FLOOR	903	903			
SECOND FLOOR	1167	1118			
TOTAL (ft²)	2070	2021			
DEDUCT O.T.B.	0	0			
TOTAL (ft²)	2070	2021			
FIN. BASEMENT	0	0			
TOTAL (ft²)	2070	2021			
LOFT PLAN	N/A	N/A			
TOTAL (ft²)	2070	2021			
(m²)	192.3	187.8			
COVERAGE (ft²)	1291	1291			
W/O PORCH (m²)	119.9	119.9			
COVERAGE (ft²)	1383	1383			
W/ PORCH (m²)	128.5	128.5			



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◆ CLIENT SPECIFIC REVISIONS

37-4 (FOUNDRY)

ESQUIRE HOMES
NORTHGLEN
CLARINGTON, ONTARIO

No.	ISSUED OR REVISION COMMENTS	DATE	DWN	CHK	SCALE
1.	UPDATED TO OBC 2017 ENACTMENT	AUG. 28-2017	SB	NC	N/A
2.	REVISED AS PER ENG. COMMENTS	SEPT. 27-2017	HAZ	NC	PROJECT NUMBER
3.	ISSUED FOR FINAL	OCT. 03-2017	SB	NC	16062
					PAGE
					D3

QUALIFIED DESIGNER BCIN: 21032
FIRM BCIN: 26895
DATE: OCTOBER 03, 2017

SIGNATURE:

J. S. ALVAREZ
PROFESSIONAL ENGINEER
LICENSED
OCTOBER 3, 2017

