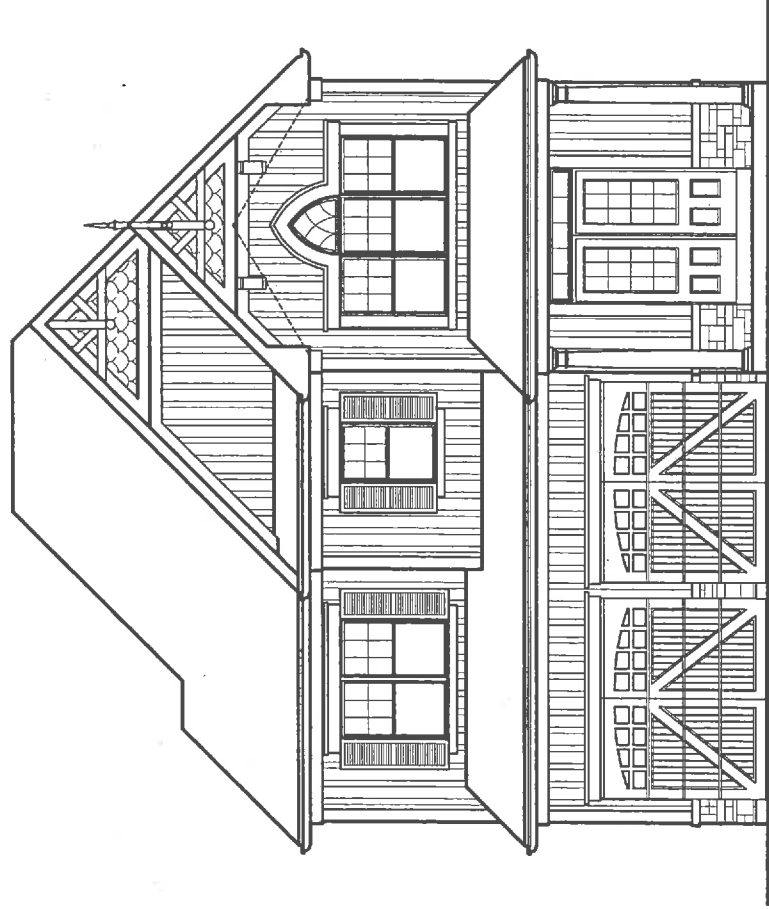




FRONT ELEVATION 'A'

DRAWING LIST:

37-7 (THE NEWCASTLE)
ELEVATION 'A'

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

GROSS GLAZING AREA 'A'

TOTAL PERIPHERAL WALL AREA	3045.14 SF	282.89 m²
FRONT GLAZING AREA	68.02 SF	6.32 m²
LEFT SIDE GLAZING AREA	29 SF	2.69 m²
RIGHT SIDE GLAZING AREA	62.86 SF	5.84 m²
REAR GLAZING AREA	130.91 SF	12.16 m²
TOTAL GLAZING AREA	290.79 SF	27.01 m²
TOTAL GLAZING PERCENTAGE	9.55 %	

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
J. ALVAREZ
00014328
CONTACT PERSON:

No.	REVISION COMMENTS:	DATE	DWN	CHK	SCALE	AS NOTED
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		
T1						

REVISION COMMENTS:	DATE	DWN	CHK	SCALE
AS NOTED				
PROJECT No.	16062			

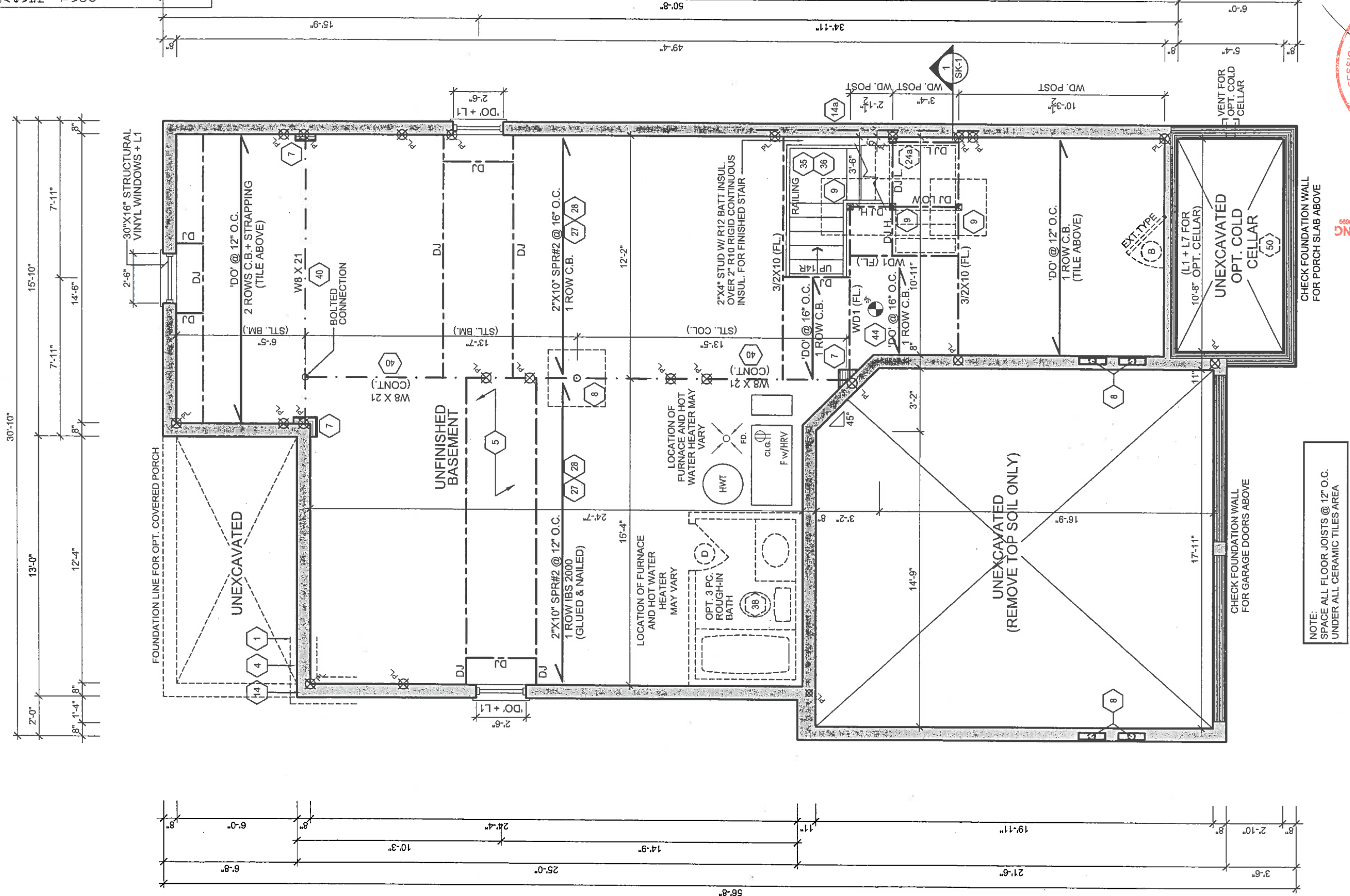
QUALIFIED DESIGNER BCIN: 21032	SIGNATURE:
FIRM BCIN: 26995	
DATE: OCTOBER 03, 2017	

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.	NELSON GUNJA DECLARE THAT I HAVE REVIEWED AND TAKE DESIGN RESPONSIBILITY FOR THE DESIGN WORK PROVIDED HEREIN UNDER DIVISION C, PART 3, SUBSECTION 3.2.4. OF THE BUILDING CODE. I AM QUALIFIED, AND THE FIRM IS REGISTERED, IN THE APPROPRIATE CLASSES/CATEGORIES.
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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



REGISTERED PROFESSIONAL ENGINEER
J. G. ALVAREZ
100014328
OCT 03 2017

BASEMENT FLOOR ELEV. 'A'

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

CLIENT
ESQUIRE HOMES
NORTHGLEN
CLARINGTON, ONTARIO

No.	ISSUED OR REVISION COMMENTS	DATE	CHK	SCALE
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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QUALIFIED DESIGNER BCIN: 21032
FIRM BCIN: 26995
DATE: OCTOBER 03, 2017

SIGNATURE:

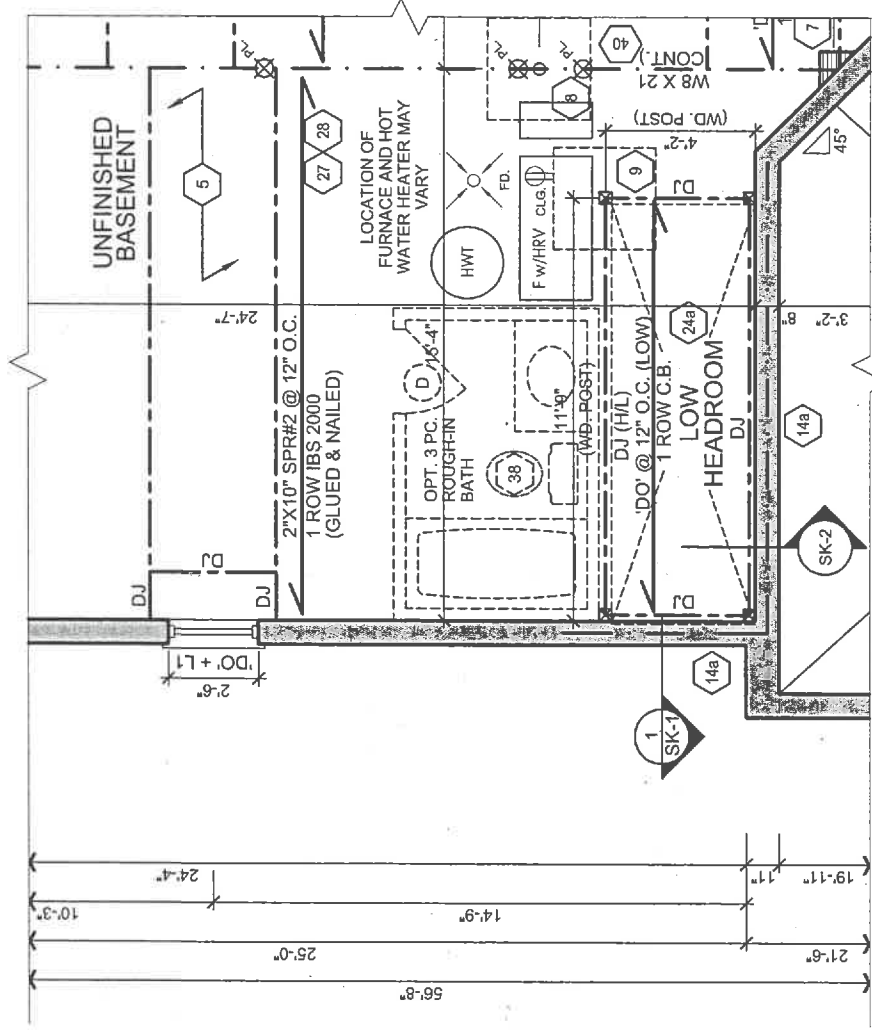
A1

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 existing or appearing (and/or proposed) setbacks or easements 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
07/20/2017

John G. Williams Limited, Architect



PARTIAL BASEMENT FLOOR ELEV. 'A'
W/ SUNKEN MUD ROOM CONDITION

OCT 05 2017
PICCO ENGINEERING
J. G. ALVAREZ
100014328
LICENSED PROFESSIONAL ENGINEER

 RN design <i>Imagine • Inspire • Create</i> TEL: (905) 738-3177 FAX: (905) 738-5449	MODEL 37-7 (NEWCASTLE) - ELEVATION 'A'	No.	ISSUED OR REVISION COMMENTS	DATE	DOWN	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 A2
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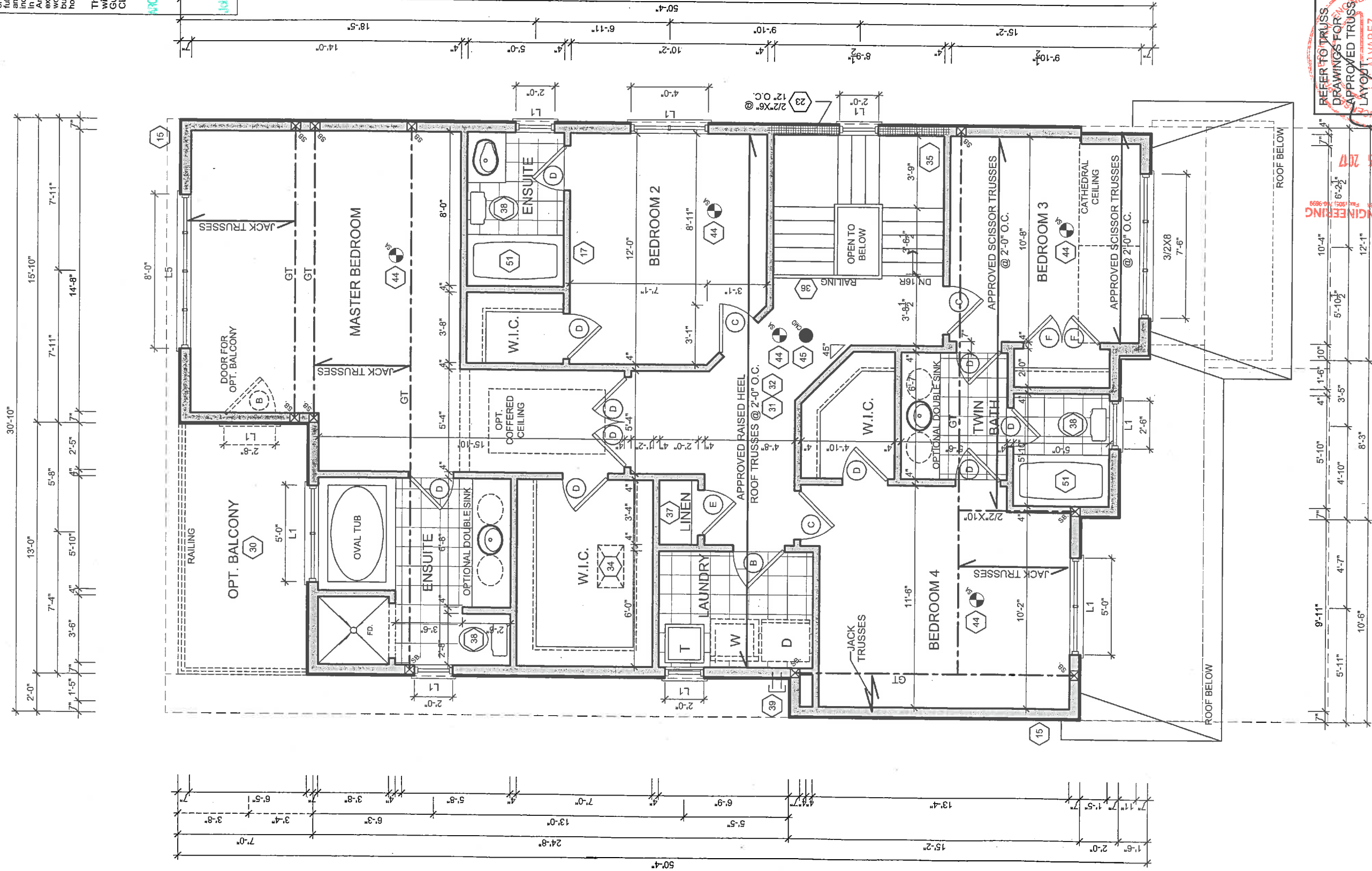
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ARCHITECTURAL REVIEW & APPROVAL

OCT 1 10 2017

John G. Williams Limited, Architect

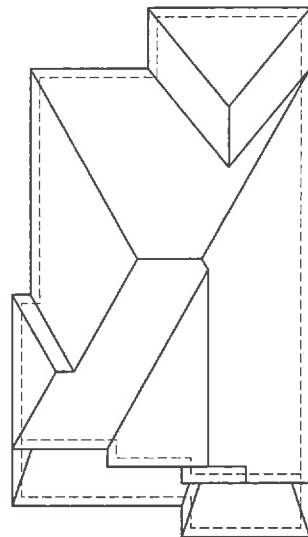


SECOND FLOOR ELEV. 'A'

REFER TO TRUSS
DRAWINGS FOR
APPROVED TRUSS
LAYOUT

PICCO ENGINEERING
100014328
OCT 05 2017

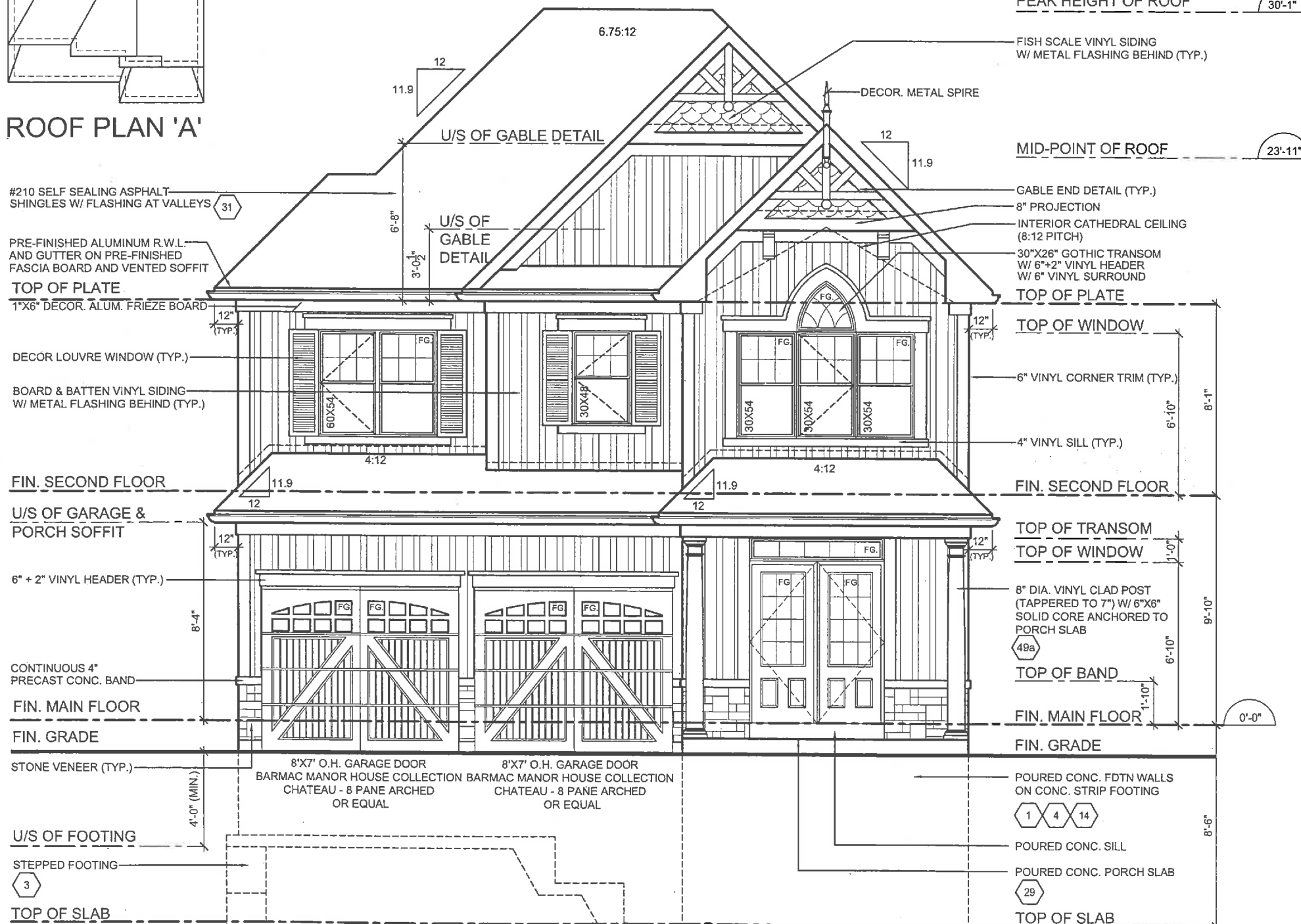
 RN design <i>Imagine • Inspire • Create</i> TEL (905) 738-3177 FAX (905) 738-5448	MODEL 37-7 (NEWCASTLE) - ELEVATION 'A'	CLIENT ESQUIRE HOMES NORTHGLEN CLARINGTON, ONTARIO	No.	ISSUED OR REVISION COMMENTS	DATE	DWN	CHK	SCALE 3/16" = 1'0"			
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			3.	ISSUED FOR FINAL	OCT. 03-2017	SB	NC				
								PAGE A4			
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									QUALIFIED DESIGNER BCIN: 21032		
									FIRM BCIN: 26895		
									DATE: OCTOBER 03, 2017		



ROOF PLAN 'A'

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'

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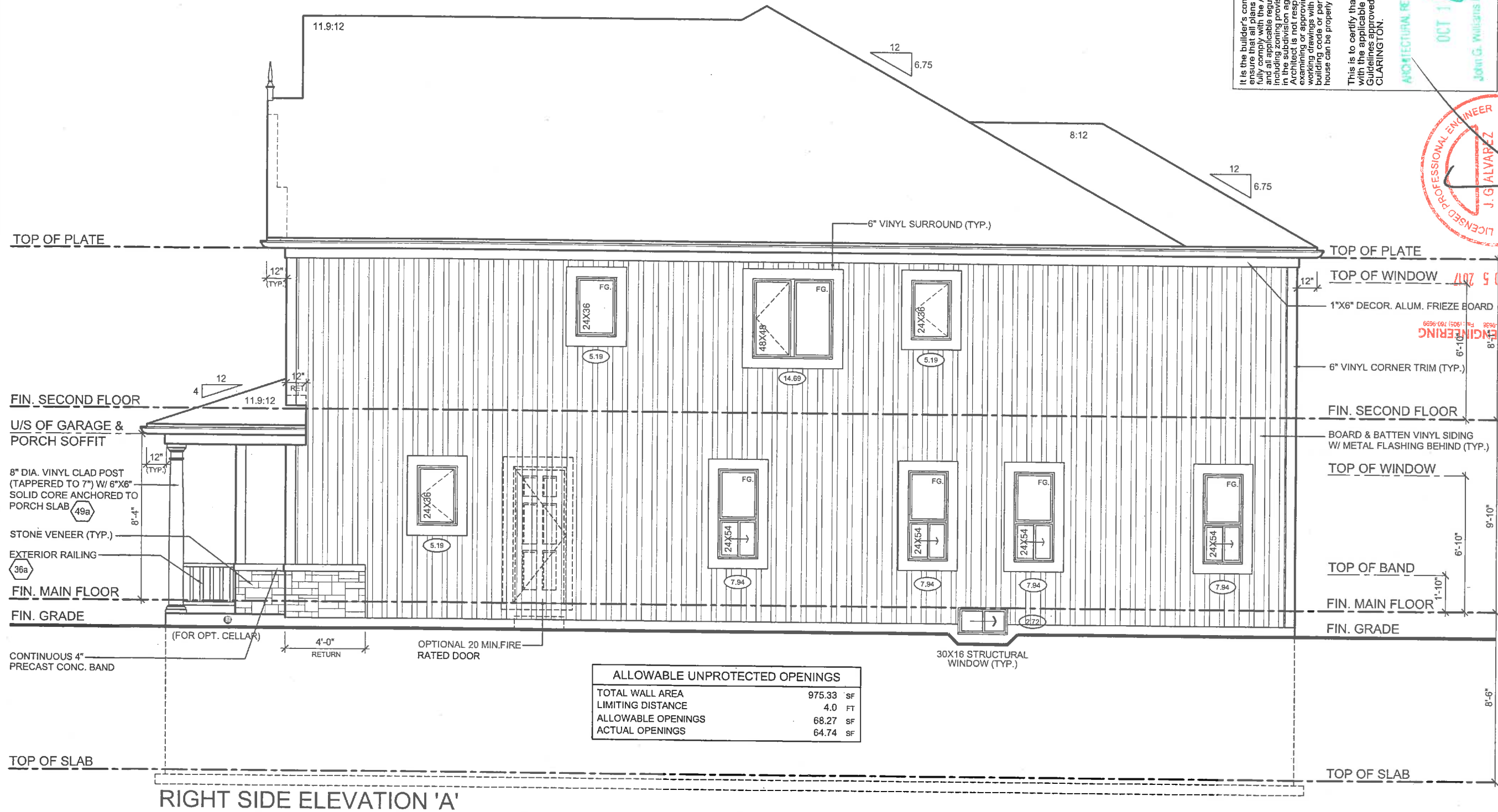
ARCHITECTURAL REVIEW & APPROVAL
OCT 10 2017
J. S. ALVAREZ, J. Williams Limited, Architect
100014328

CO ENGINEERING
OCT 05 2017
FAX: (905) 760-9699

 RN design <i>Imagine • Inspire • Create</i> TEL (905) 738-3177 FAX (905) 738-5449	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.	MODEL 37-7 (NEWCASTLE) - ELEVATION 'A'		No. ISSUED OR REVISION COMMENTS		DATE	DWN	CHK	SCALE 3/16" = 1'0"	PROJECT NUMBER 16062	PAGE	A5	
		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					
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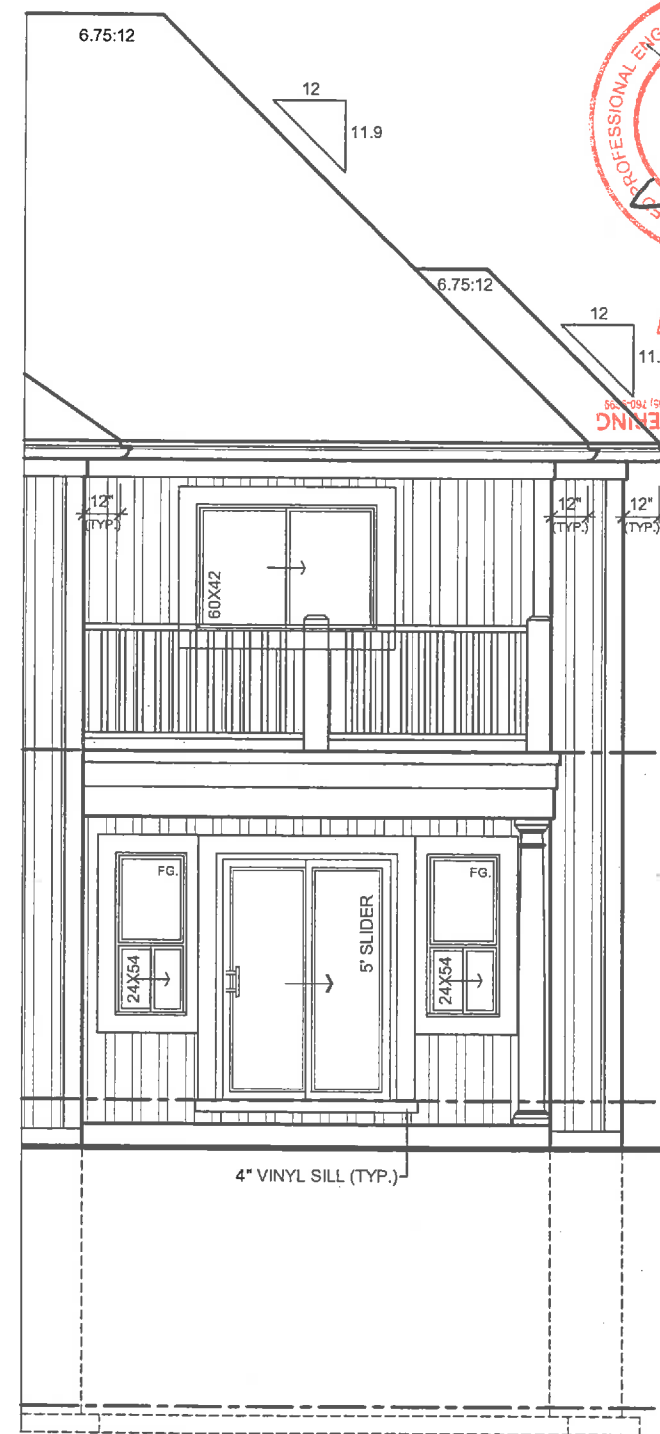
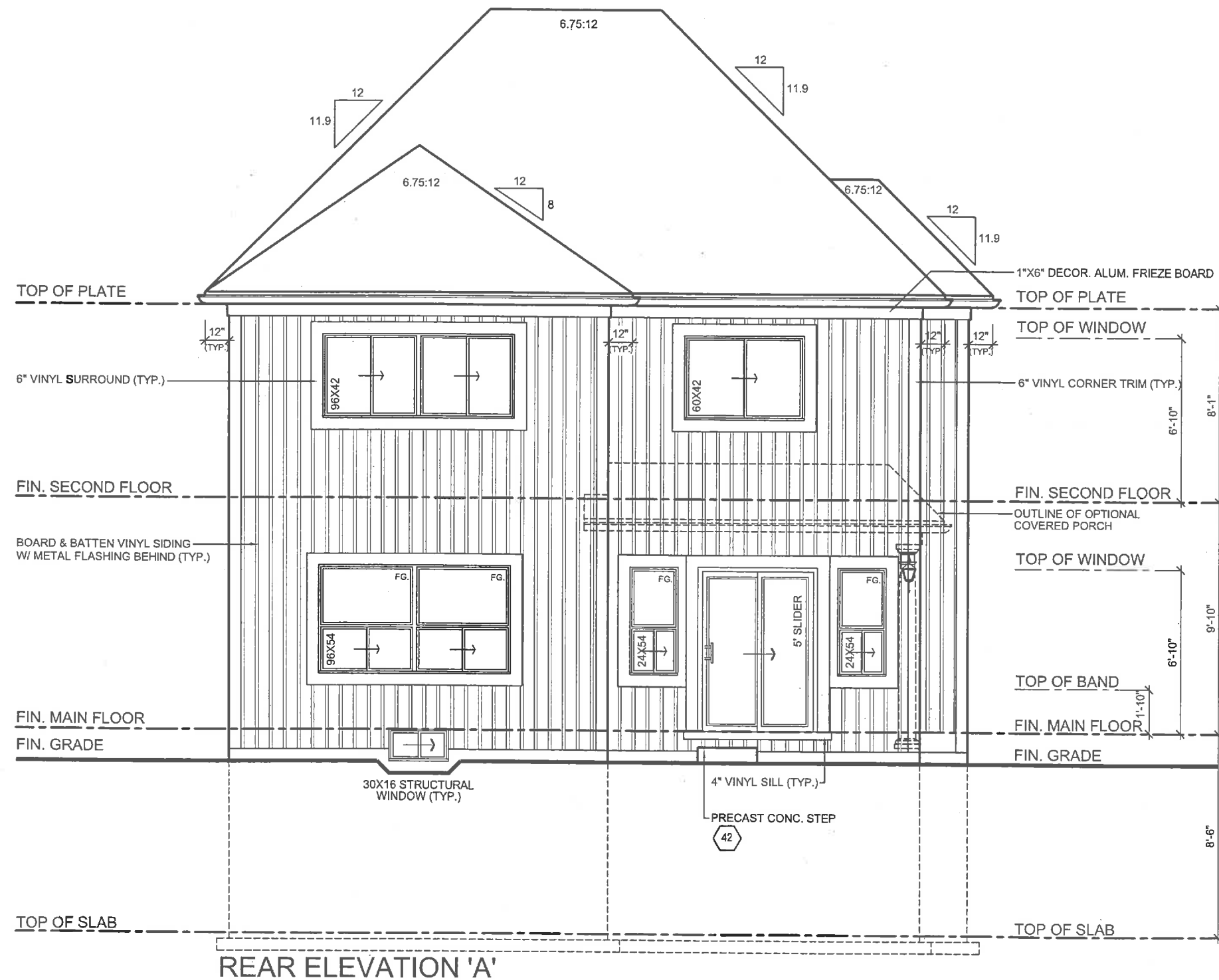
ARCHITECTURAL REVIEW & APPROVAL
OCT 10 2017
John G. Williams Limited, Architect

 rn design <i>Imagine • Inspire • Create</i> TEL: (905) 738-3177 FAX: (905) 738-5449	MODEL 37-7 (NEWCASTLE) - ELEVATION 'A'	ISSUED OR REVISION COMMENTS 1. UPDATED TO OBC 2017 ENACTMENT 2. REVISED AS PER ENG. COMMENTS 3. ISSUED FOR FINAL	DATE JUG 28 2017 SEPT 27 2017 OCT 03 2017	CHK SB HAZ SB	DWN NC NC NC	SCALE 3/16" = 1'0"	PAGE A6
	CLIENT ESQUIRE HOMES NORTHGLEN CLARINGTON, ONTARIO	QUALIFIED DESIGNER BOIN: 21032 FIRM BCIN: 26995 DATE: OCTOBER 03, 2017	SIGNATURE: 				

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File:C:_RN_Standards\temp\AcPublish_682816062-37-7-FINAL-NEWCASTLE.dwg Plotted: Oct 03, 2017 By: JenniferD



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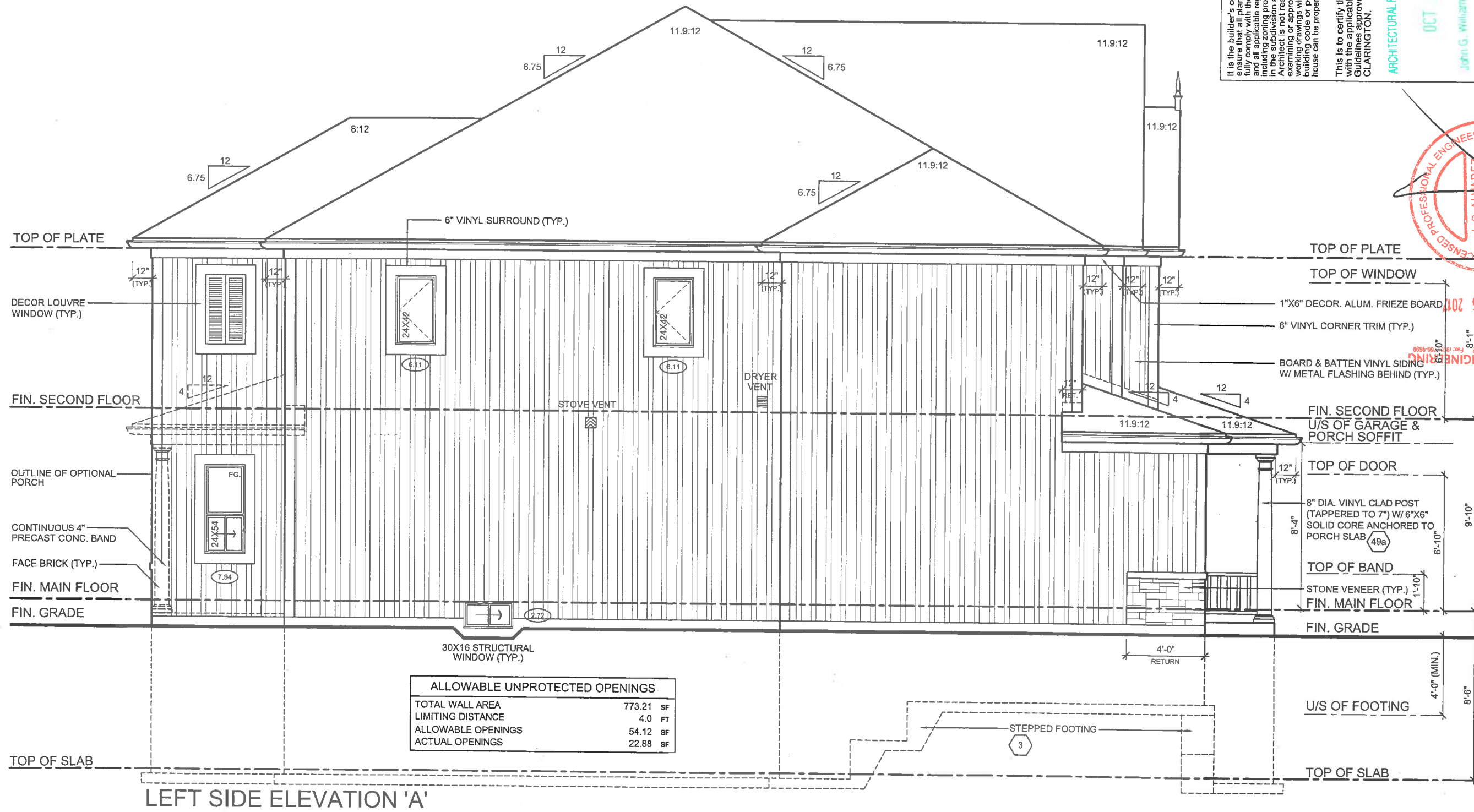
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ARCHITECTURAL REVIEW & APPROVAL

OCT 10 2017

John G. Williams Limited, Architect

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	CLIENT ESQUIRE HOMES NORTHGLEN CLARINGTON, ONTARIO		1.	UPDATED TO CBC 2017 ENACTMENT	AUG. 28-2017	SB	3/16" = 1'0"
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			3.	ISSUED FOR FINAL	OCT. 03-2017	SB	16062
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				QUALIFIED DESIGNER BCIN: 21032			
				FIRM BCIN: 26995			
				DATE:		OCTOBER 03, 2017	
37-7 (NEWCASTLE) - ELEVATION 'A'							
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ARCHITECTURAL REVIEW APPROVAL
OCT 10 2017
John G. Williams Architect



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FAX: (905) 736-5449

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

CLIENT
**ESQUIRE HOMES
NORTHGLEN
CLARINGTON, ONTARIO**

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QUALIFIED DESIGNER BCIN: 21032
FIRM BCIN: 26985
DATE: OCTOBER 03, 2017

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ISSUED OR REVISION COMMENTS
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DATE
AUG 28 2017
SEPT 27 2017
OCT 03 2017

SCALE
3/16" = 1'0"

PROJECT NUMBER
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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" x 14.9m) 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
-FTG. TO HAVE CONTINUOUS KEY
-FTG. 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.
-FTG. TO EXTEND MIN. 4'-0" (1200mm) BELOW GRADE
BRICK VENEER
-1 STOREY - 13" X 4" (330mm X 100mm)
-2 STOREY - 19" X 6" (483mm X 155mm)
-3 STOREY - 26" X 9" (660mm X 230mm)

5

SDING-

-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. 9.15.3.4.
-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)

3

STEP FOOTING:

O.B.C. 9.15.3.9.
-23.5/8" (600mm) MAX. VERTICAL RISE & 23.5/8" (600mm) MIN. HORIZONTAL RUN.

4

DRAINAGE TILE OR PIPE:

O.B.C. 9.14.3.
-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/ 5/8" (150mm) OF CRUSHED STONE OR OTHER COURSE CLEAN GRANULAR MATERIAL.
-TILE SHALL DRAIN TO A SEWER, DRAINAGE DITCH, OR DRY WELL.

5

BASEMENT SLAB:

O.B.C. 9.13. & 9.16.
-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 & FTG.
-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)

50

SLAB ON GROUND:

-3" (75mm) CONCRETE SLAB - O.B.C. 9.16.4.3.
-2200psi (15MPa) AFTER 28 DAYS - O.B.C. 9.16.4.5.
-DAMP-PROOF BELOW SLAB W/ MIN. 0.006" (0.15mm) POLYETHYLENE OR TYPE 'S' ROLL ROOFING W/ 4" (100mm) LAPPED JOINTS.
-DAMP-PROOFING MAY BE OMITTED IF CONCRETE HAS MIN. 3600psi(25MPa) COMPRESSIVE STRENGTH AFTER 28 DAYS
-R10 (RSI 1.76) INSULATION UNDER ENTIRE SLAB WHERE THE ENTIRE SLAB IS WITHIN 23-1/2" (600mm) OF GRADE. (OBC SB-12.3.1.1.7 (6))
-4" (100mm) OF COURSE GRANULAR MATERIAL
-PROVIDE BOND BREAKING MATERIAL BETWEEN SLAB & FTG.
-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)

6

GARAGE SLAB / EXTERIOR SLAB:

O.B.C. 9.15.5.3.
-CONCRETE NIB - 4" X 12" (100mm X 300mm)
-BLOCK NIB - 4" X 12" (100mm X 300mm) BONDED & TIED TO WALL AS PER O.B.C. 9.20.11.2. TOP 7/8" (200mm) SOLID.
OR
BEAM POCKET
-4" (100mm) INTO FDN. WALL W/ WIDTH TO MATCH BEAM SIZE
-1/2" (13mm) SPACE AROUND WOOD BEAMS (O.B.C. 9.23.2.2.1)

7

PILASTERS:

O.B.C. 9.15.5.3.
-PLASTER
-CONCRETE NIB - 4" X 12" (100mm X 300mm)
-BLOCK NIB - 4" X 12" (100mm X 300mm) BONDED & TIED TO WALL AS PER O.B.C. 9.20.11.2. TOP 7/8" (200mm) SOLID.
OR
BEAM POCKET
-4" (100mm) INTO FDN. WALL W/ WIDTH TO MATCH BEAM SIZE
-1/2" (13mm) SPACE AROUND WOOD BEAMS (O.B.C. 9.23.2.2.1)

8

STEEL PIPE COLUMN:

O.B.C. 9.15.3.4. & 9.17.3.
-FIXED COLUMN
-MIN. 3 1/2" (90mm) DIA. W/ 3/16" (4.76mm) WALL THICKNESS
-FOR STEEL BEAMS, CLIPS @ TOP & MIN. 6" X 4" 1/4" (152mm X 100mm X 6.35mm) STEEL BTM. PLATE
-FOR WOOD BEAMS, MIN. 4"x4"x1/4" (100mm X 100mm X 6.35mm) STEEL TOP & BTM. PLATES, OR TOP PLATE TO EXTEND MIN. WIDTH OF BEAM.
-ADJUSTABLE COLUMNS TO CONFORM TO CAN/CGSB-7.2-M WHERE IMPOSED LOAD DOES NOT EXCEED 36 kN (O.B.C. 9.17.3.4.)
COL. SPACING:
2 STOREY
-MAX. 9'-10" (2997mm)
-MAX. 16'-0" (4880mm)
3 STOREY
-MAX. 9'-10" (2997mm)
-MAX. 16'-0" (4880mm)
-WHERE COL. SITS ON FDN. WALL USE 4" X 8" X 5/8" (100mm X 200mm X 16mm) STEEL PLATE WITH 2-5/8" (16mm) ANCHOR BOLTS

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ESQUIRE HOMES
NORTHGLEN
CLARINGTON, ONTARIO

I, NELSON CUNHA DECLARE THAT I HAVE REVIEWED AND TAKE DESIGN RESPONSIBILITY FOR THIS DRAWING. I AM A PROFESSIONAL ENGINEER 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 TOGETHER W/ 3/8" (9.52mm) 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)
-25"x25"x12" (640mm x 640mm x 300mm) CONC PAD (1 FLOOR SUPPORTED W/ 9'-10" COL SPACING)
-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" 1/2" 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" Ø 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'-4" (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.- 1.9.15.4.2.A. SHALL BE USED OR IT SHALL BE DESIGNED UNDER O.B.C.- PART 4

-WALL SHALL EXCEED A MIN. 5/8" (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-12.3.1.1.2.A.)
-ALTERNATE INSULATION METHOD: 2" (51mm) R10 (RSI 1.76) RIGID INSULATION W/ 2"x4"x38mm X 89mm) WOOD STUD W/ R12 (RSI 2.11) BATT INSULATION
-BACK FILL W/ NON-FROST SUSCEPTIBLE SOIL
REDUCTION OF THICKNESS:

O.B.C. 9.15.4.7.
-WHERE THE TOP OF THE FOUNDATION WALL IS REDUCED IN THICKNESS TO ALLOW MASONRY FACING: THE MIN. REDUCED THICKNESS SHALL NOT BE LESS THAN 3-1/2" (90mm) THICK.
-TIE TO FACING MATERIAL WITH METAL TIES SPACED MAX. @ 7/8" (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 & WATERPROOFING:
-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 LAYER SHALL BE PROVIDED IN CONFORMANCE TO O.B.C. 9.14.2.1, (2) (3) (4)
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-WHERE HYDROSTATIC PRESSURE OCCURS, FDN. WALLS SHALL BE WATERPROOFED AS PER O.B.C. 9.13.3.
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-WHERE WALL IS REDUCED FOR JOISTS, THE REDUCED THICKNESS SHALL BE MAX. 13-3/4" (350mm) HIGH & MIN. 3-1/2" (90mm) THICK
DAMP-PROOFING & WATERPROOFING:
-DAMP-PROOF THE EXTERIOR FACE OF WALL BELOW GRADE AS PER O.B.C. 9.13.2.
-WHERE INSULATION EXTENDS TO MORE THAN 2'-11" (900mm) BELOW GRADE, A FDN. WALL DRAINAGE LAYER SHALL BE PROVIDED IN CONFORMANCE TO O.B.C. 9.14.2.1, (2) (3) (4)
-FINISHED BASEMENTS SHALL HAVE INTERIOR DAMP-PROOFING EXTENDING FROM SLAB TO GRADE LEVEL & SHALL CONFORM TO O.B.C. 9.13.3.3.(3)
-WHERE HYDROSTATIC PRESSURE OCCURS, FDN. WALLS SHALL BE WATERPROOFED AS PER O.B.C. 9.13.3.
-WALLS THAT ARE WATERPROOFED DO NOT REQUIRE DAMP-PROOFING.

O.B.C. 9.15.4.7.
-WHERE THE TOP OF THE FOUNDATION WALL IS REDUCED IN THICKNESS TO ALLOW MASONRY FACING: THE MIN. REDUCED THICKNESS SHALL NOT BE LESS THAN 3-1/2" (90mm) THICK.
-TIE TO FACING MATERIAL WITH METAL TIES SPACED MAX. @ 7/8" (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
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-WALLS THAT ARE WATERPROOFED DO NOT REQUIRE DAMP-PROOFING.

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-WHERE HYDROSTATIC PRESSURE OCCURS, FDN. WALLS SHALL BE WATERPROOFED AS PER O.B.C. 9.13.3.
-

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 5/8"Ø MIN. ANCHOR BOLTS EQUALLY SPACED WITH 3" MIN. EMBEDMENT TO STUDS.
- PROVIDE SAME ANCHOR BOLTS @ 36" O.C. FOR BASE PLATE CONNECTION.
- JANUS ROOMS TO BE MECHANICALLY VENTED TO PROVIDE AT LEAST ONE AIR CHANGE PER HOUR. O.B.C.- 9.32.1.3.(3)
- CAPPED DRYER VENT

40) -1"x2" (19mmX38mm) BOTH SIDES OF STEEL.

- WOOD FRAMING MEMBERS SUPPORTED ON CONCRETE IN CONTACT WITH GROUND OR RILL 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

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 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
- 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.

47) -GARAGE MAN DOORS TO BE GAS PROOFED WITH SELF CLOSER.

- WEATHERSTRIPPING, THRESHOLD & DEAD BOLT PER O.B.C. 9.10.13.1.5.
- 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.
- 14" X 14" MASONRY VENEER SURROUND W/ PRECAST CONCRETE CAP.
- REFER TO ELEVATION DRAWINGS FOR HEIGHT OF CAP.
- SURROUND TO BE TIED W/ METAL TIES @ 16" (400mm) O.C. VERT. INSTALLED PER O.B.C. 9.20.9.4.
- 3/4" AIR SPACE AROUND POST.

- OR
- MIN. 6"x6" (140mm X 140mm) WOOD POST CLAD W/ DECOR. SURROUND (PER ELEVATION DRAWINGS) ANCHORED TO CONC. CAP W/ METAL SADDLE.
- 14" X 14" MASONRY PIER TO BE CONSTRUCTED SOLID W/ PRECAST CONCRETE CAP.
- REFER TO ELEVATION DRAWINGS FOR HEIGHT OF CAP.
- NOTE: DECORATIVE STRUCTURAL COLUMNS MAY REPLACE 6" X 6" POST PROVIDED THAT THEY ARE IN CONFORMANCE WITH O.B.C. 9.17.4.

49) 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+17 FOR DOOR OPENING
- 2'-8" X 6'-8" EXTERIOR TYPE DOOR (MIN.R-4 RSI 0.7)
- INSULATE FULL HEIGHT OF INTERIOR BASEMENT WALL W/ MIN. R12 (RSI 2.11)

51) STUD WALL REINFORCEMENT:

- O.B.C. 9.5.2.3.
- WALL STUDS ADJACENT TO WATER CLOSETS & SHOWER BATH TUBS IN MAIN BATHROOM ARE TO BE REINFORCED TO PERMIT THE FUTURE INSTALLATION OF GRAB BARS AS PER O.B.C. 3.8.3.8.(3)(d)&(c) & 3.8.3.13.(2)(f) & 3.8.3.13.(4)(c)
- GRAB BARS TO BE INSTALLED AS PER O.B.C. 9.8.7.7.(2)

FRAME CONSTRUCTION:

- ALL FRAMING LUMBER TO BE No.1 AND No. 2 SPF UNLESS NOTED OTHERWISE.
- ROOF LOADING IS BASED ON 1.5kPa 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 LOADBEARING WALLS WHEN WALLS ARE PARALLEL TO FLOOR JOISTS

◆ CLIENT SPECIFIC REVISIONS

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SCHEDULES

DOORS 48/47	WOOD BEAMS
A 865x2030x45 (2"10"x6"8"x1-3/4")	WD4 3/2" X 10" 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 460x2030x35 (1"6"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	L13 5-7/8" X 3-1/2" X 3/8" L
-REFER TO ELEVATIONS FOR SIZE	L14 5-7/8" X 3-1/2" X 1/2" L
	STEEL BEAMS
	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
WATERPROOF DUPLEX OUTLET	D.J. DOUBLE JOIST	SOLID BEARING
VENTS AND INTAKES	P.T. PRESSURE TREATED LUMBER	(TO BE SAME WIDTH AS SUPPORTED MEMBER)
HOSE BIB	G.T. GIRDER TRUSS	POINT LOAD
EXHAUST FAN	A.F.F. ABOVE FINISHED FLOOR	FLAT ARCH
COLD CELLAR VENT	EXT. LIGHT FIXTURE (WALL MOUNTED)	2 STORY WALL
STOVE VENT	HYDRO METER	U/S UNDER SIDE
FIRE PLACE VENT	GAS METER	FG FIXED GLAZING
DRYER VENT		GB GLASS BLOCK
		BG BLACK GLASS



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◆ CLIENT SPECIFIC REVISIONS

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

ESQUIRE HOMES
NORTHGLEN
CLARINGTON, ONTARIO

No.	ISSUED OR REVISION COMMENTS	DATE	DOWN	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 16062
3.	ISSUED FOR FINAL	OCT. 03-2017	SB	NC	PAGE

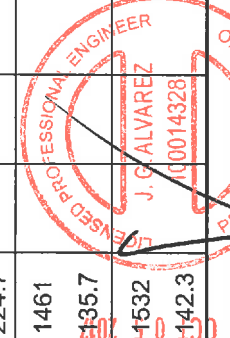
QUALIFIED DESIGNER BCIN: 21032
FIRM BCIN: 26995
DATE: OCTOBER 03, 2017

SIGNATURE:

D3

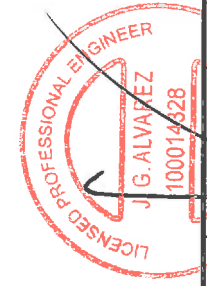
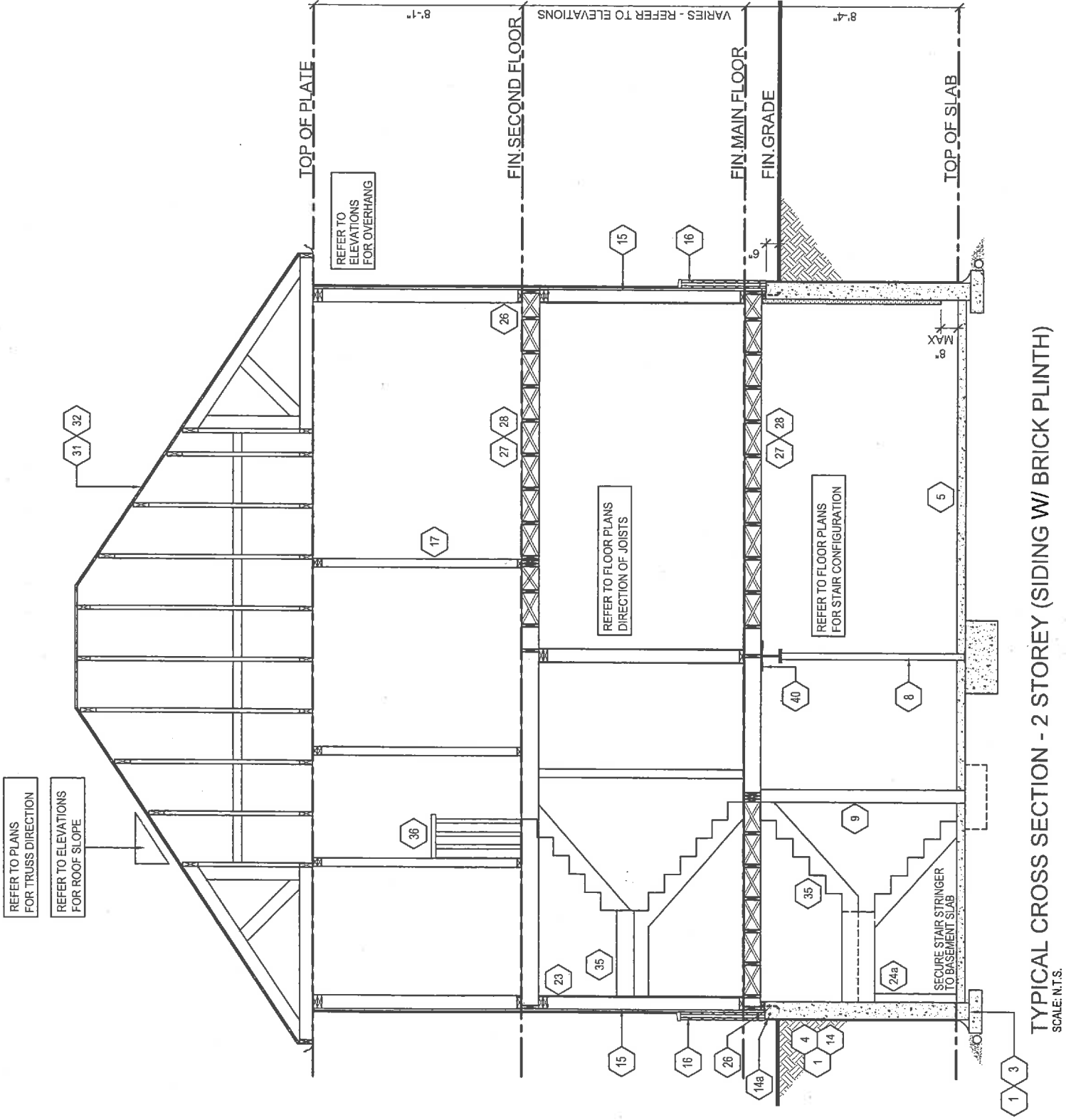
FLOOR AREA CALCULATIONS

ELEVATION	A				
FIRST FLOOR	1074				
SECOND FLOOR	1353				
TOTAL (ft ²)	2427				
DEDUCT O.T.B.	8				
TOTAL (ft ²)	2419				
FIN. BASEMENT	N/A				
TOTAL (ft ²)	2419				
LOFT PLAN	N/A				
TOTAL (ft ²)	2419				
(m ²)	224.7				
COVERAGE (ft ²)	1461				
W/O PORCH (m ²)	135.7				
COVERAGE (ft ²)	1532				
W/ PORCH (m ²)	142.3				



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 matters or for 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.



OCT 05 2017
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 RN design <i>Imagine • Inspire • Create</i> TEL (905) 738-3177 FAX (905) 738-5449	MODEL 37-7 (NEWCASTLE) - ELEVATION 'A'	CLIENT 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
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						QUALIFIED DESIGNER BCIN: 21032		
						FIRM BCIN: 26995		
						DATE: OCTOBER 03, 2017		
								
D4								

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