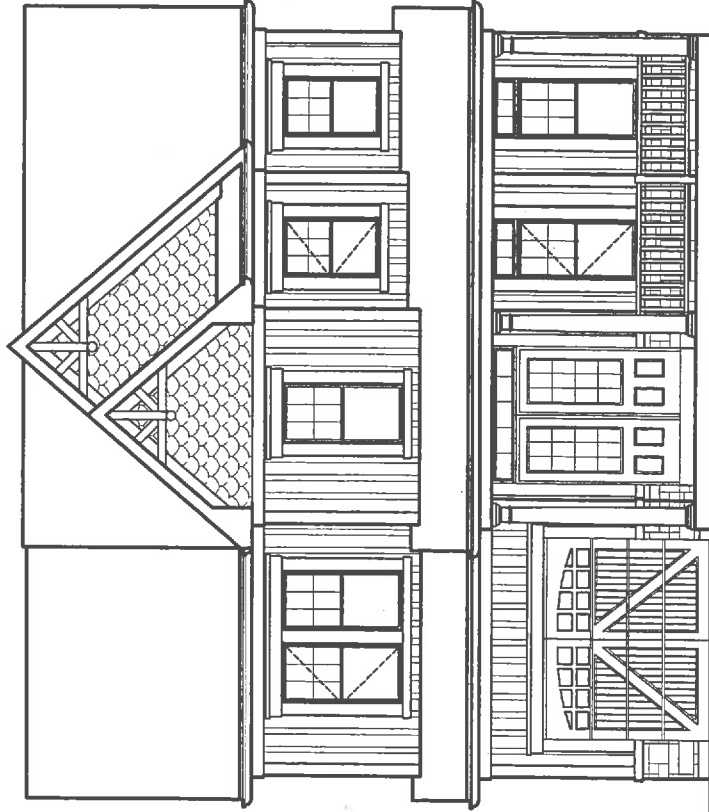
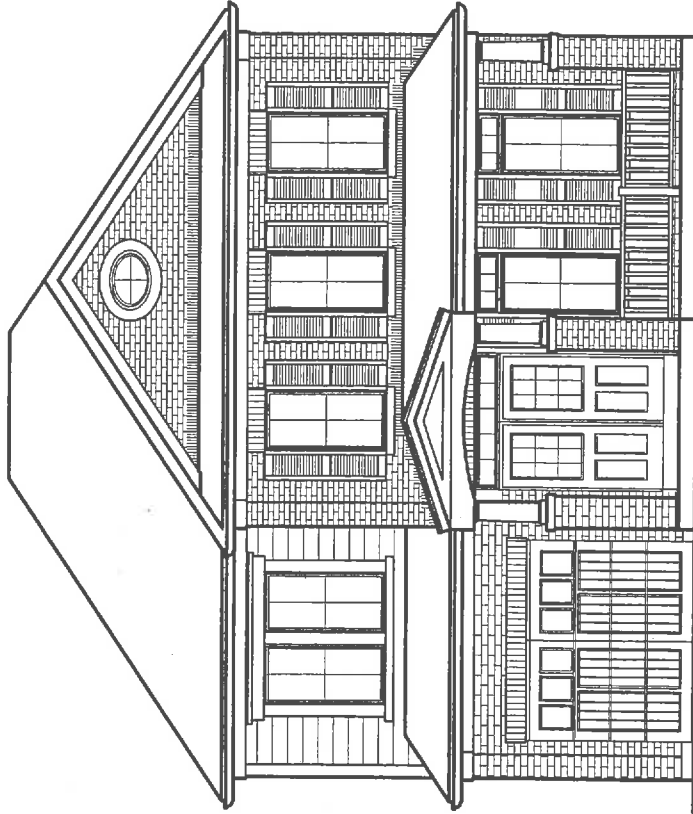




FRONT ELEVATION 'A'



FRONT ELEVATION 'B'

DRAWING LIST:

37-1 (SAW MILL)

- T1 TITLE SHEET
A1 BASEMENT FLOOR ELEV. 'A'
A2 GROUND FLOOR ELEV. 'A'
A3 SECOND FLOOR ELEV. 'A'
A4 BASEMENT FLOOR ELEV. 'B'
A5 GROUND FLOOR ELEV. 'B'
A6 SECOND FLOOR ELEV. 'B'
A7 FRONT ELEVATION 'A'
A8 RIGHT SIDE ELEVATION 'A'
A9 REAR ELEVATION 'A'
A10 LEFT SIDE ELEVATION 'A'
A11 FRONT ELEVATION 'B'
A12 RIGHT SIDE ELEVATION 'B'
A13 REAR ELEVATION 'B'
A14 LEFT SIDE ELEVATION 'B'
D1 CONSTRUCTION SHEET
D2 CONSTRUCTION SHEET
D3 CONSTRUCTION SHEET
D4 TYPICAL SECTION

GROSS GLAZING AREA 'A'

TOTAL PERIPHERAL WALL AREA	2404.08 SF	223.34 m²
FRONT GLAZING AREA	80.14 SF	7.45 m²
LEFT SIDE GLAZING AREA	0 SF	0.00 m²
RIGHT SIDE GLAZING AREA	15.94 SF	1.48 m²
REAR GLAZING AREA	89.25 SF	8.29 m²
TOTAL GLAZING AREA	185.33 SF	17.22 m²
TOTAL GLAZING PERCENTAGE	7.71 %	

GROSS GLAZING AREA 'B'

TOTAL PERIPHERAL WALL AREA	2404.08 SF	223.34 m²
FRONT GLAZING AREA	86.42 SF	8.03 m²
LEFT SIDE GLAZING AREA	0.0 SF	0.00 m²
RIGHT SIDE GLAZING AREA	17.11 SF	1.59 m²
REAR GLAZING AREA	89.25 SF	8.29 m²
TOTAL GLAZING AREA	192.78 SF	17.91 m²
TOTAL GLAZING PERCENTAGE	8.02 %	

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:

J. G. ALVAREZ

OCT 0 5 2017

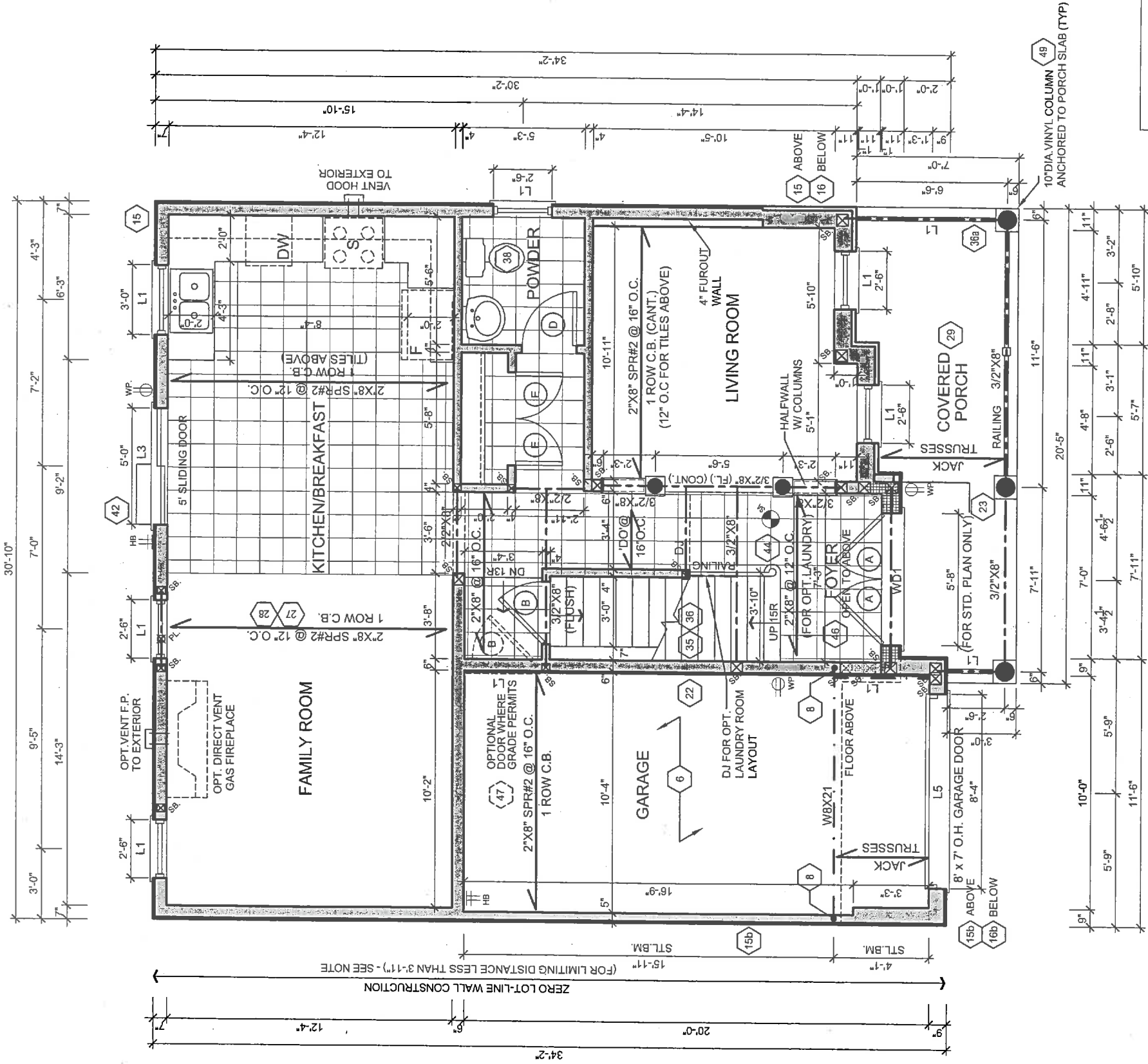
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2.	REVISED AS PER ENG. COMMENTS	SEPT. 27-2017	HAZ	NC					PROJECT No.
3.	ISSUED FOR FINAL	OCT-03, 2017	SB	NC					16062
									T1

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.

FILE: C:\RN_Standards\temp\AcPublish_6828\16062-37-1-FINAL-SAWMILL.dwg Plotted: Oct 03, 2017 By: JenniferD

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

SIGNATURE:



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

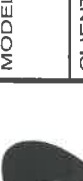
It is the builder's complete responsibility to ensure that all plans and specifications fully comply with the Architectural Guidelines and all applicable regulations and provisions including zoning provisions and any provisions in the subdivision agreement. The Control Architect is not responsible in 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 house can be properly built or located on its lot.

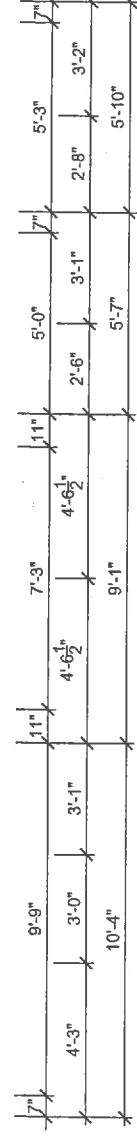
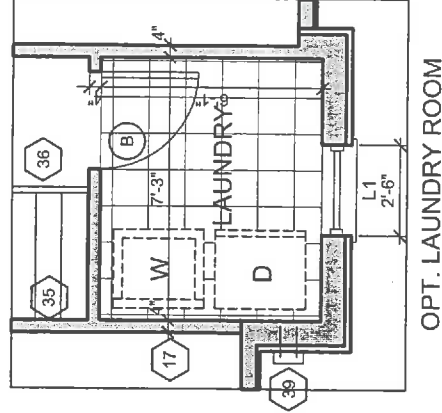
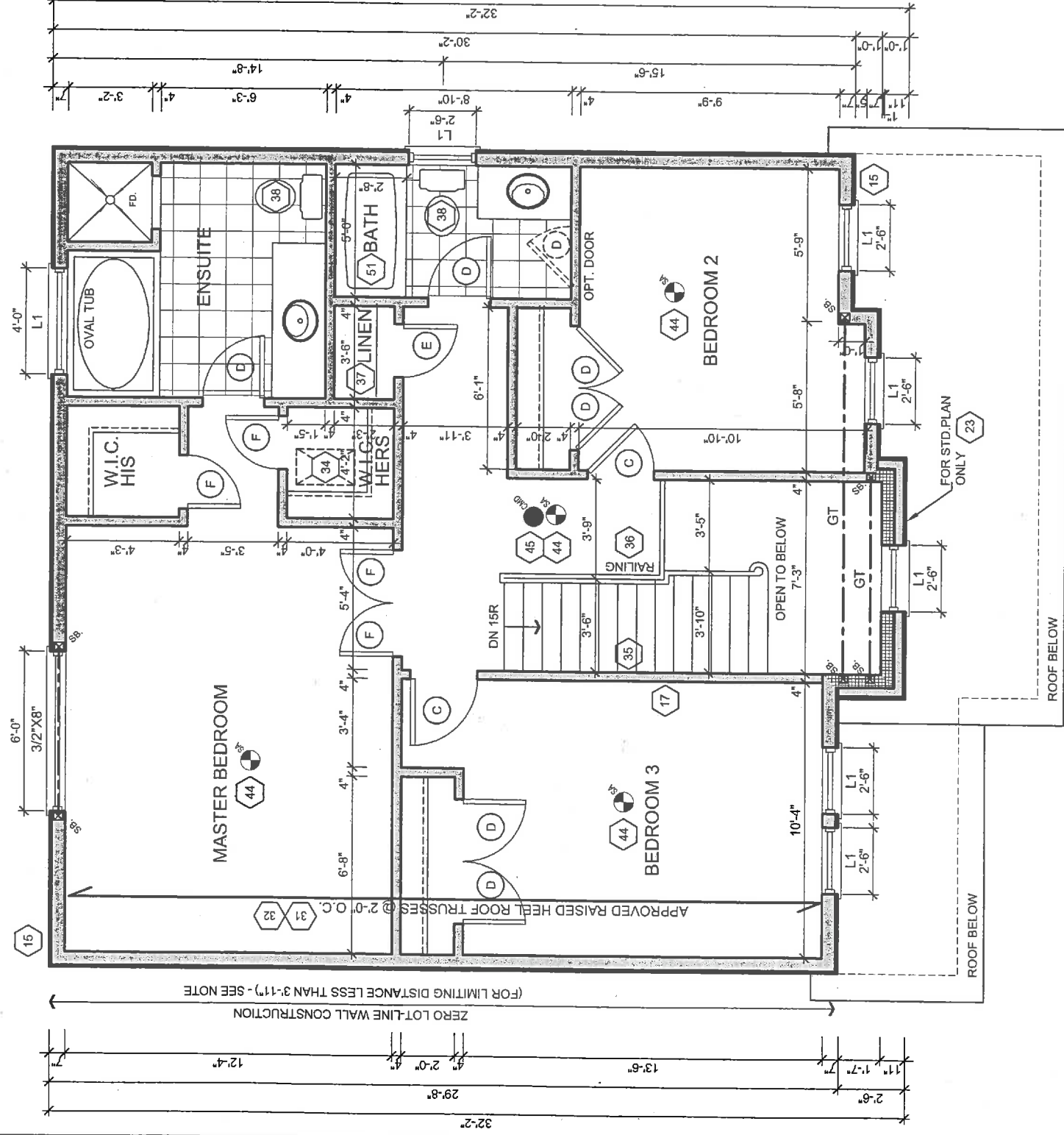
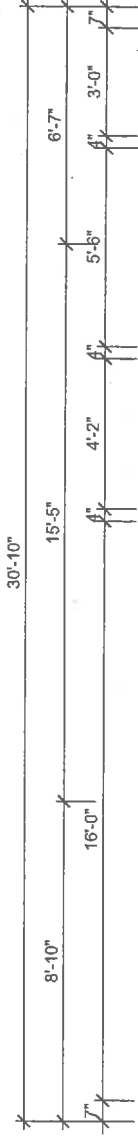
This is to certify that these plans comply with the applicable Architectural Design Guidelines approved by the Municipality of CLARINGTON.

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

LICENCED PROFESSIONAL ENGINEER
J. G. ALVAREZ
100074328

OCT 05 2017
MCO ENGINEERING
(905) 760-9538 Fax: (905) 760-9598

 RN design <i>Imagine • Inspire • Create</i> TEL (905) 738-3177 FAX (905) 738-5449	MODEL		37-1 (SAW MILL)		No.		ISSUED OR REVISION COMMENTS		DATE	DWN	CHK	SCALE
	CLIENT		ESQUIRE HOMES NORTHGLEN CLARINGTON, ONTARIO		1.	UPDATED TO OBC 2017 ENACTMENT		AUG. 22-2017	SB	NC	PROJECT NUMBER 16062	PAGE
					2.	REVISED AS PER ENG. COMMENTS		SEPT. 27-2017	HAZ	NC		
					3.	ISSUED FOR FINAL		OCT-03, 2017	SB	NC		
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SECOND FLOOR ELEV. 'A'

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

NOTE: CONC. FRONT PORCH POURED PRIOR TO BRICK

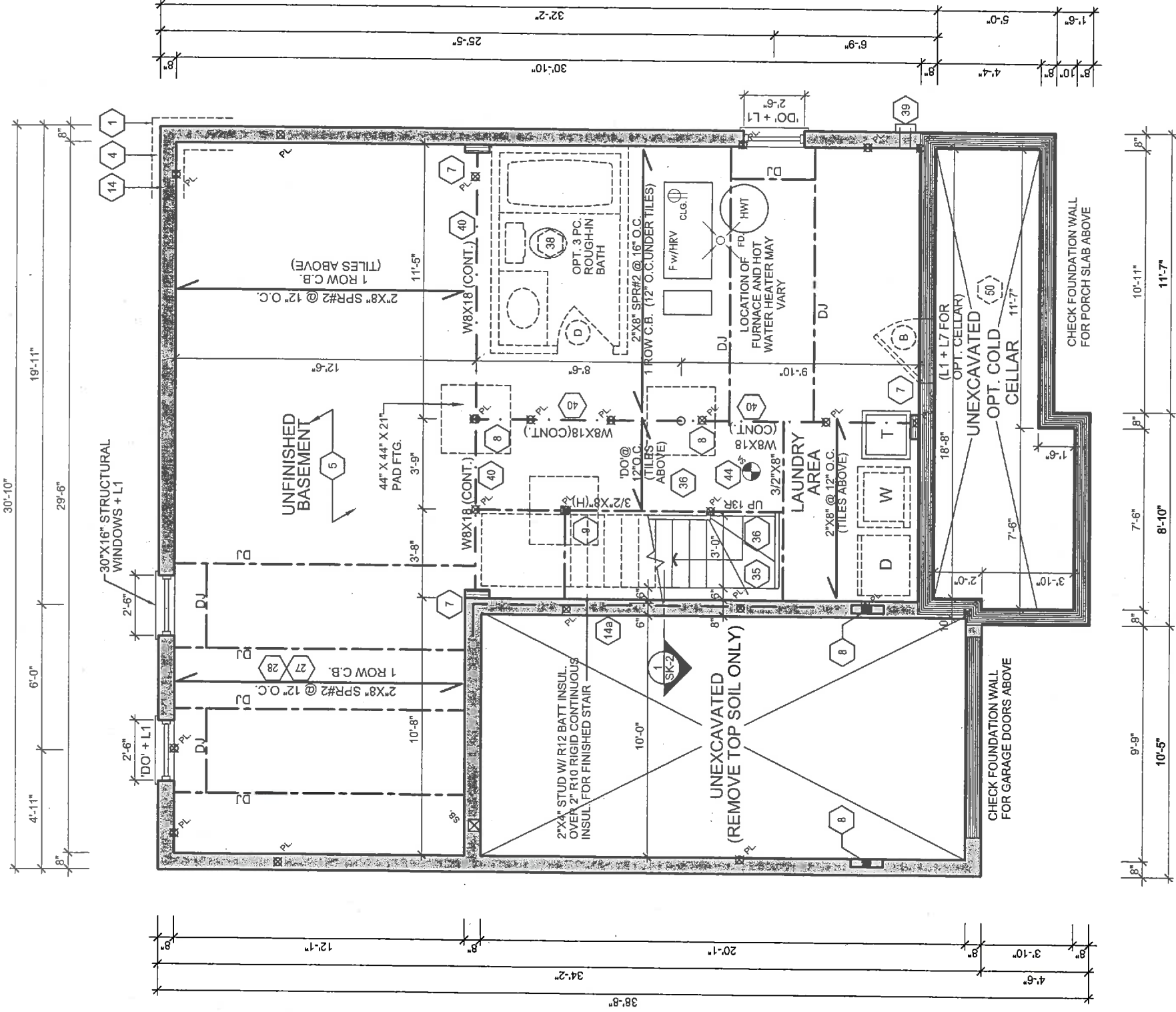
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ARCHITECTURAL REVIEW & APPROVAL
OCT 10 2017
John G. Williams Limited, Architect

PROFESSIONAL ENGINEER
J. G. ALVAREZ
100014328
OCT 05 2017

MODEL	37-1 (SAW MILL)				DWN	CHK	SCALE
					SB	NC	3/16" = 1'0"
CLIENT	ESQUIRE HOMES NORTHGLEN CLARINGTON, ONTARIO				HAZ	NC	PROJECT NUMBER 16062
					SB	NC	PAGE A3
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.				QUALIFIED DESIGNER BCIN: 21032 FIRM BCIN: 26895 DATE: OCTOBER 03, 2017			
				SIGNATURE:			
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.				ISSUED OR REVISION COMMENTS			
				1. UPDATED TO OBC 2017 ENACTMENT 2. REVISED AS PER ENG. COMMENTS 3. ISSUED FOR FINAL			
				No. ISSUED OR REVISION COMMENTS			
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				AUG. 22-2017			
				SEPT. 27-2017			
				OCT-03, 2017			



BASEMENT FLOOR ELEV. 'B'

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

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ARCHITECTURAL REVIEW/ APPROVAL

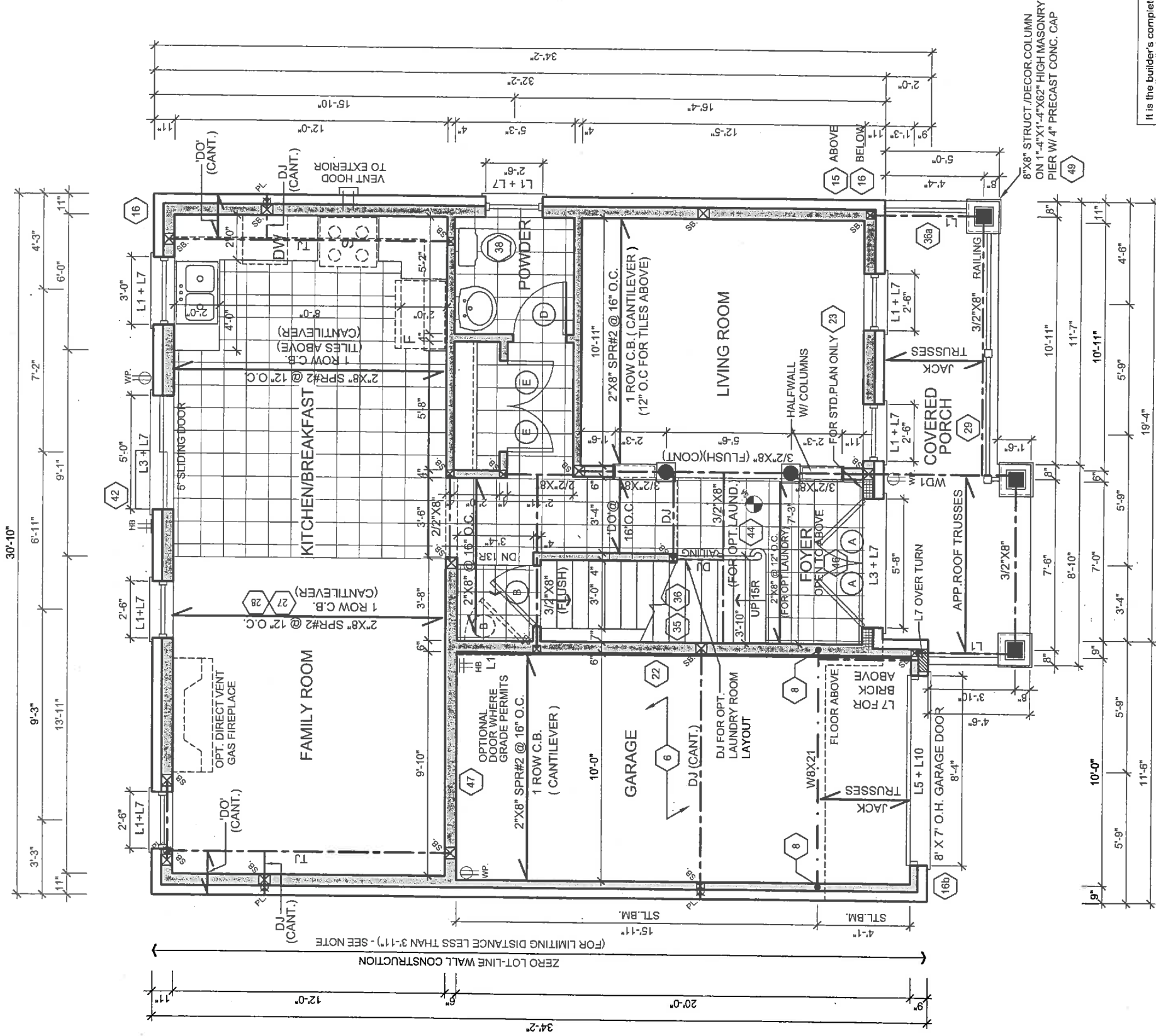
OCT 10 2017

John G. Williams Limited, Architect



PROFESSIONAL ENGINEERING

 RN design <i>Imagine • Inspire • Create</i> TEL: (905) 738-3177 FAX: (905) 738-5449	MODEL	37-1 (SAW MILL)			DWN	CHK	SCALE
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					HAZ	NC	PROJECT NUMBER 16062
			SB	NC	PAGE A4		
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GROUND FLOOR ELEV. 'B'

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

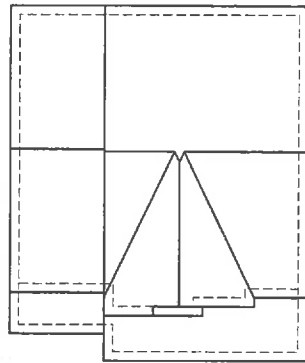
NOTE:
CONC. FRONT PORCH
POURED PRIOR TO BRICK

It is the builder's complete responsibility to ensure that all plans submitted for approval comply with the Architectural Guidelines and all applicable regulations and requirements including zoning, fire, and other applicable laws 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 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 CLARKINGTON.

ARCHITECTURAL REVIEW & APPROVAL
OCT 10 2017
J. G. ALVAREZ
100074328
Professional Engineer
Architect

 RN design Imagine • Inspire • Create TEL: (905) 738-3177 FAX: (905) 738-5449	MODEL	37-1 (SAW MILL)			SCALE	3/16" = 1'0"	
	CLIENT	ESQUIRE HOMES NORTHGLEN CLARKINGTON, ONTARIO			DATE	DATE	PROJECT NUMBER
	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.			1. NERSON GUINIA DECLARE THAT I HAVE REVIEWED AND TAKE DESIGN RESPONSIBILITY FOR THESE DRAWINGS. UNDER DIVISION C, PART 3, SUBSECTION 32.4. OF THE BUILDING CODE, I AM QUALIFIED, AND THE FIRM IS REGISTERED, IN THE APPROPRIATE CLASSES/CATEGORIES.		A5	
		QUALIFIED DESIGNER BCIN: 21032		SIGNATURE:			
		FIRM BCIN: 26995		DATE: OCTOBER 03, 2017			
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		REVISED AS PER ENG. COMMENTS		SEPT. 27-2017		PROJECT NUMBER	
		UPDATED TO OBC 2017 ENACTMENT		AUG. 22-2017		SCALE	
		NO. ISSUED OR REVISION COMMENTS		DATE		DWN CHK	
		1. REVISED AS PER ENG. COMMENTS		AUG. 22-2017		SB NC	
		2. REVISED AS PER ENG. COMMENTS		SEPT. 27-2017		HAZ NC	
		3. ISSUED FOR FINAL		OCT-03, 2017		SB NC	



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.

ROOF PLAN 'A'

#210 SELF SEALING ASPHALT SHINGLES W/ FLASHING AT VALLEYS

DECOR. GABLE END DETAIL

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

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

FIN. SECOND FLOOR

U/S OF GARAGE & PORCH SOFFIT

6"x2" BUILT-UP HEADER CLADDED WOOD TRIM

STONE VENEER (TYP.)

TOP OF BAND

FIN. MAIN FLOOR

FIN. GRADE

U/S OF FOOTING

TOP OF SLAB



FRONT ELEVATION 'A'

PEAK HEIGHT OF ROOF 27'-0"

MID-POINT OF ROOF 21'-11"

FISH SCALE VINYL SIDING W/ METAL FLASHING BEHIND (TYP.)

TOP OF PLATE

TOP OF WINDOW

6" VINYL CORNER TRIM (TYP.)

FIN. SECOND FLOOR

TOP OF TRANSOM

TOP OF WINDOW

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

FIN. MAIN FLOOR

FIN. GRADE

8" POURED CONC. FDTN 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

John G. Williams Limited, Architect



PROFESSIONAL ENGINEERING

 RN design <i>Imagine • Inspire • Create</i> TEL: (905) 738-3177 FAX: (905) 738-5449	MODEL <
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ARCHITECTURAL REVIEW & APPROVAL

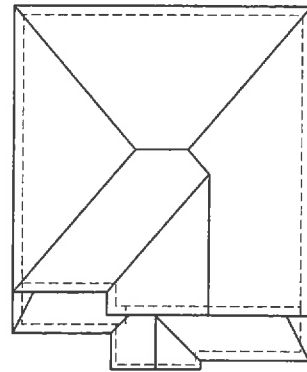
OCT 1 0 2017

J. G. ALVAREZ

Professional Engineer

100044328

 RN design <i>Imagine • Inspire • Create</i> TEL (905) 738-3177 FAX (905) 738-5449	MODEL	37-1 (SAW MILL)		No. ISSUED OR REVISION COMMENTS		DATE	DWN	CHK	SCALE	
	CLIENT	ESQUIRE HOMES NORTHGLENN CLARINGTON, ONTARIO		1.	UPDATED TO OBC 2017 ENACTMENT		AUG. 22-2017	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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REFER TO TRUSS DRAWINGS FOR APPROVED TRUSS LAYOUT.

ROOF PLAN B'



FRONT ELEVATION 'B'

It is the builder's complete responsibility to ensure that all plans are approved and fully comply with the applicable regulations 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 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 19 2017

JOHN G. WHITMAN, Architect



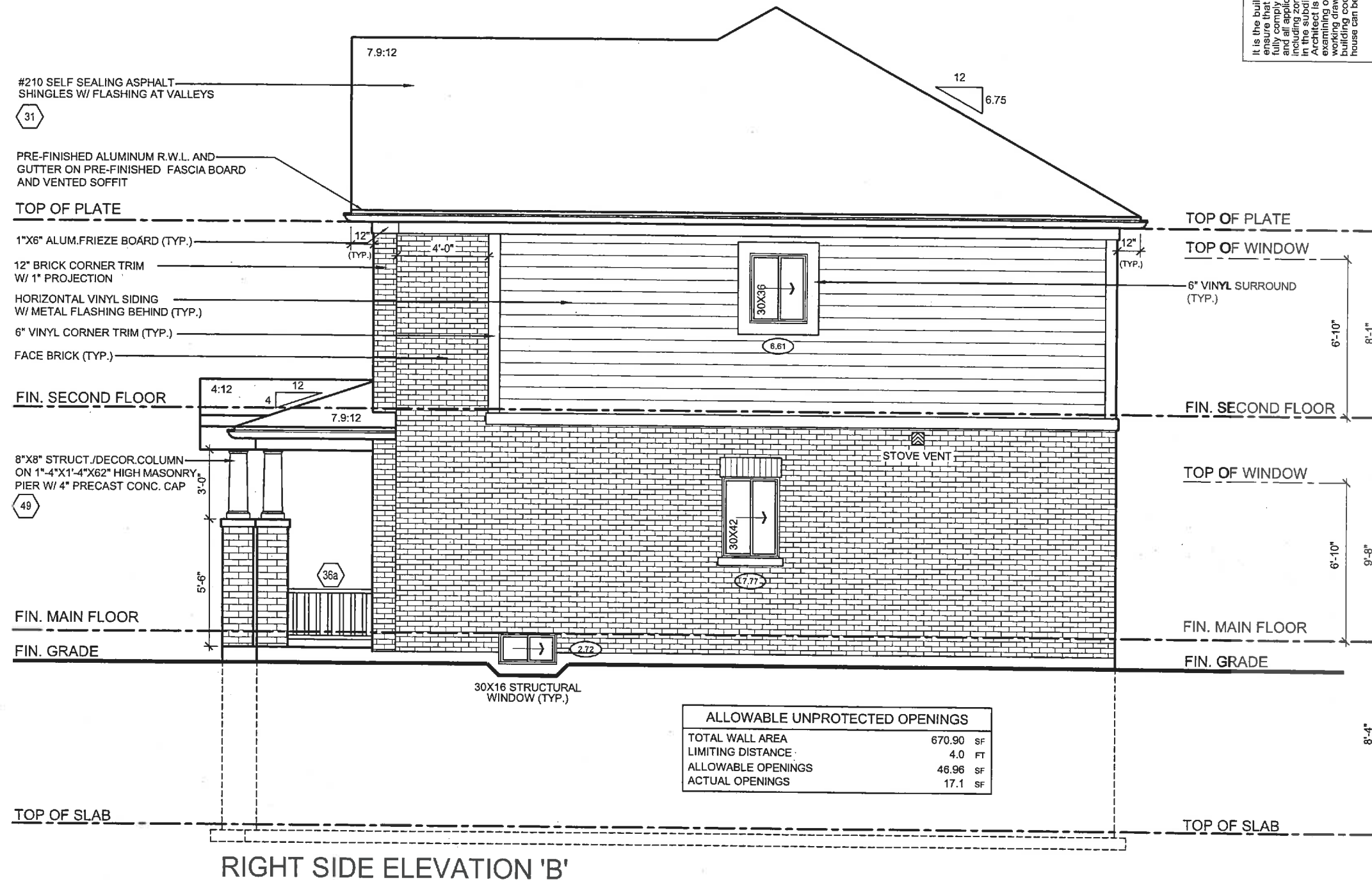
PROFESSIONAL ENGINEER
J. G. ALVARADO
OCT 5 2017

MODEL		37-1 (SAW MILL)		SCALE		3/16" = 1'0"		PAGE		A11	
CLIENT		ESQUIRE HOMES NORTHGLENN CLARINGTON, ONTARIO		DWN		CHK		PROJECT NUMBER		16062	
ISSUED OR REVISION COMMENTS		1. UPDATED TO OBC 2017 ENACTMENT		AUG. 22-2017		AUG. 22-2017		HAZ		SB	
2. REVISED AS PER ENG. COMMENTS		OCT 03, 2017		OCT 03, 2017		OCT 03, 2017		SB		SB	
3. ISSUED FOR FINAL		OCT 03, 2017		OCT 03, 2017		OCT 03, 2017		SB		SB	
QUALIFIED DESIGNER BCIN: 21032		FIRM BCIN: 26995		DATE: OCTOBER 03, 2017		SIGNATURE:		A11		A11	
I, NELSON CHUNGA, 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 CLASSES/CATEGORIES.		I AM QUALIFIED, AND THE FIRM IS REGISTERED, IN THE APPROPRIATE CLASSES/CATEGORIES.		I AM QUALIFIED, AND THE FIRM IS REGISTERED, IN THE APPROPRIATE CLASSES/CATEGORIES.		I AM QUALIFIED, AND THE FIRM IS REGISTERED, IN THE APPROPRIATE CLASSES/CATEGORIES.		I AM QUALIFIED, AND THE FIRM IS REGISTERED, IN THE APPROPRIATE CLASSES/CATEGORIES.		I AM QUALIFIED, AND THE FIRM IS REGISTERED, IN THE APPROPRIATE CLASSES/CATEGORIES.	



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

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

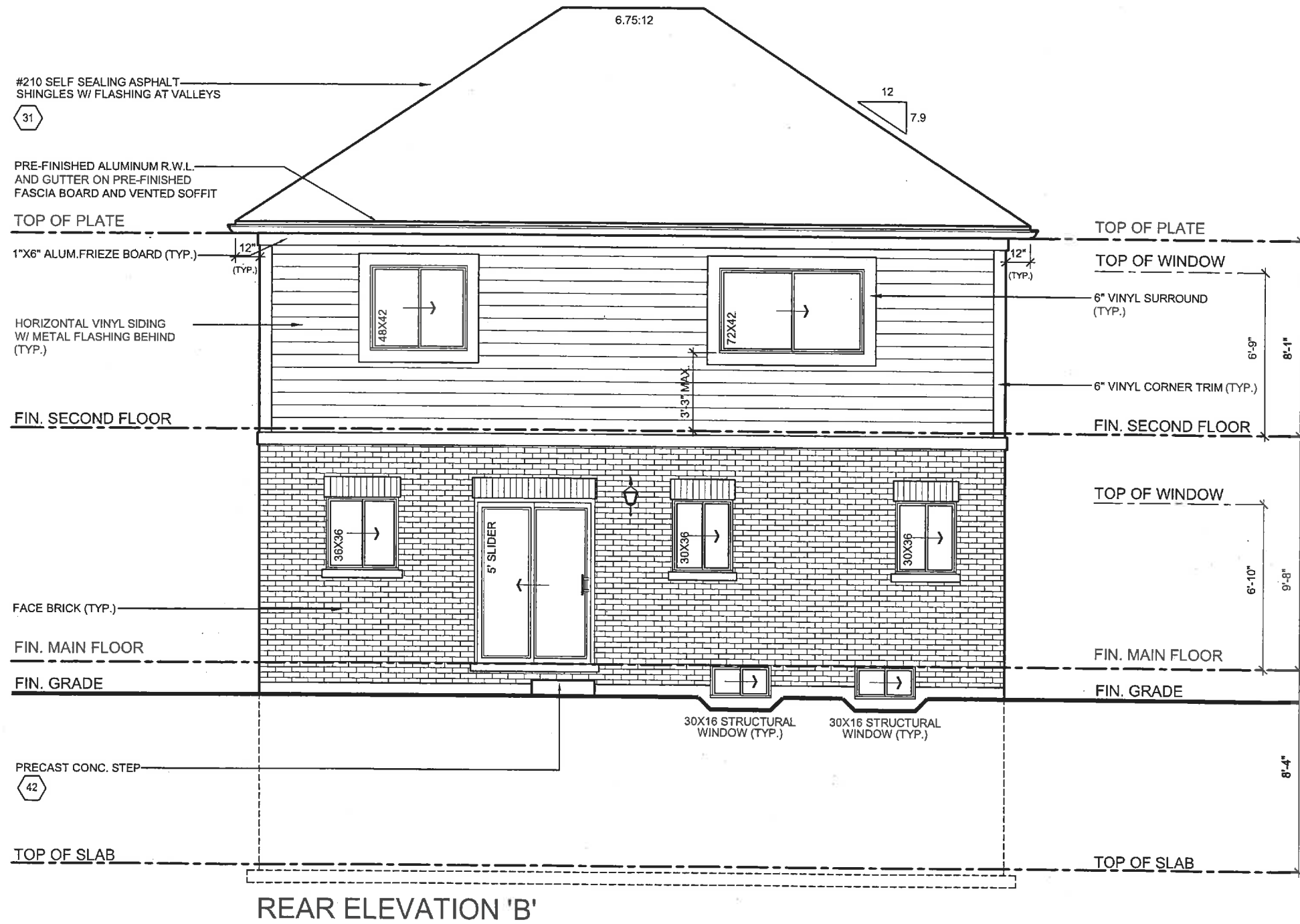
ARCHITECTURAL REVIEW & APPROVAL

OCT 10 2017

Jeff G. Williams Limited, Architect

PROFESSIONAL ENGINEER
C. ALVAREZ
10011428
AUG 22-2017
OCT 10 2017
REVISED AS PER ENG. COMMENTS
ISSUED FOR FINAL

MODEL	37-1 (SAW MILL)	No.	ISSUED OR REVISION COMMENTS	DWN	CHK	SCALE	PAGE
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CLIENT	ESQUIRE HOMES NORTHGLEN CLARINGTON, ONTARIO	1.	UPDATED TO OBC 2017 ENACTMENT	SB	NC	PROJECT NUMBER	16062
		2.	REVISED AS PER ENG. COMMENTS	HAZ	NC	PROJECT NUMBER	16062
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RN design Imagine • Inspire • Create TEL: (905) 738-3177 FAX: (905) 738-5449		QUALIFIED DESIGNER BCIN: 21032 FIRM BCIN: 26895		OCTOBER 03, 2017			



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ARCHITECTURAL REVIEW & APPROVAL

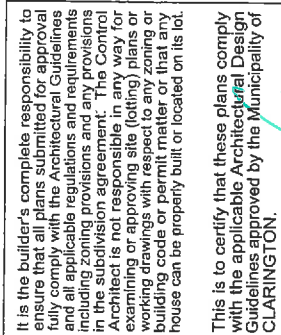
OCT 10 2017

John G. Williams Limited, Architect



COPIED ENGINEERING

 RN design <i>Imagine • Inspire • Create</i> TEL: (905) 738-3177 FAX: (905) 738-5449	MODEL	37-1 (SAW MILL)		No.	ISSUED OR REVISION COMMENTS	DATE	DWN	CHK	SCALE
	CLIENT	1.	UPDATED TO OBC 2017 ENACTMENT	100014353	AUG. 27, 2017	SB	NC	PROJECT NUMBER 16062	
		2.	REVISED AS PER ENG. COMMENTS	PROV 003-03-2017	SEPT. 27, 2017	HAZ	NC		
		3.	ISSUED FOR FINAL		OCT. 03, 2017	SB	NC		
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ARCHITECTURAL REVIEW & APPROVAL
OCT 10 2017
John G. Williams Limited, Architect

A circular red ink seal stamp. The outer ring contains the text "LICENSED PROFESSIONAL ENGINEER" at the top and "J. G. ALVAREZ" at the bottom. In the center is a large, stylized letter "E". A black diagonal line is drawn across the entire seal from the top-left towards the bottom-right.

ENGINEERING COMMENTS
2510-04-636
Fax: (905) 780-9598
OCT 5 2017

 RN design <i>Imagine • Inspire • Create</i> TEL (905) 738-3177 FAX (905) 738-5449	MODEL	37-1 (SAW MILL)	No. ISSUED OR REVISION COMMENTS	1000 DATE	DWN	CHK	SCALE	
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365) EXTERIOR GUARDS @ JULIET BALCONY:

- FOR RAILING SPANNING MAXIMUM OF 6'-0"
- PROVIDE PREIN. METAL RAILING W/ 76mm VERTICAL OPENING TO CONFORM WITH O.B.C. - 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"Ø 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
- 43) 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
- INSTALL AT OR NEAR CEILING
- ALARMS TO BE CONNECTED IN CIRCUIT AND INTERCONNECTED SO ALL ALARMS WILL BE ACTIVATED IF ANY ONE OF THEM SOUNDS AND HAVE A VISUAL SIGNALING COMPONENT
- ALARMS MUST BE HARDWIRED AND HAVE AN ALTERNATE POWER SOURCE THAT CAN POWER ALARM FOR 7 DAYS. FOLLOWED BY 4 MINUTES OF ALARM
- 45) CARBON MONOXIDE ALARM (CMA). O.B.C. - 9.33.4
- WHERE THERE IS A 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 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" (560mm) IN WIDTH; SUCH WINDOW SHALL BE LOCATED SO THAT THE SILL IS NOT MORE THAN 3'-3" (1000mm) ABOVE FLOOR AND 23'-0" (7.0m) ABOVE ADJACENT GROUND LEVEL.

◆ CLIENT SPECIFIC REVISIONS

49) EXTERIOR COLUMN W/ MASONRY PIER:

- MIN. 6"x6" (140mm X 140mm) WOOD POST ANCHORED TO PORCH SLAB W/ METAL SADDLE.
- TOP PORTION OF POST CLAD W/ DECOR. SURROUND PER ELEVATION DRAWINGS.
- 1-1/4" X 1/4" 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.
- OR
- MIN. 6"x6" (140mm X 140mm) WOOD POST CLAD W/ DECOR. SURROUND (PER ELEVATION DRAWINGS) ANCHORED TO PORCH SLAB W/ METAL SADDLE.
- 1-1/4" 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"x6" POST PROVIDED THAT THEY ARE IN CONFORMANCE WITH O.B.C. 9.17.4.

490) 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"x6" 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)

51) STUD WALL REINFORCEMENT:

- O.B.C. 9.52.3
- 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)
- 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

- 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 13 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 233mm) 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
- 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	WOOD BEAMS
A 865x2030x45 (2'10"x6'8"x1-3/4")	WD7 3/2" X 12" SPR
B 815x2030x35 (2'8"x6'8"x1-3/8")	WD4 3/2" X 10" SPR
C 760x2030x35 (2'6"x6'8"x1-3/8")	WD5 4/2" X 10" SPR
D 710x2030x35 (2'4"x6'8"x1-3/8")	WD6 5/2" X 10" SPR
E 460x2030x35 (1'6"x6'8"x1-3/8")	L10 4-7/8" X 3-1/2" X 5/16" L
F 610x2030x35 (2'0"x6'8"x1-3/8")	L11 4-7/8" X 3-1/2" X 3/8" L
G OVER SIZED EXTERIOR DOOR	L12 4-7/8" X 3-1/2" X 1/2" L
-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
	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 SOLID BEARING
WATERPROOF DUPLEX OUTLET	D.J. DOUBLE JOIST	(TO BE SAME WIDTH AS SUPPORTED MEMBER)
VENTS AND INTAKES	P.T. PRESSURE TREATED LUMBER	POINT LOAD
HOSE RIB	G.T. GIRDER TRUSS	FLAT ARCH
EXHAUST FAN	A.F.F. ABOVE FINISHED FLOOR	2 STORY WALL
COLD CELLAR VENT	EXT. LIGHT FIXTURE (WALL MOUNTED)	U/S UNDER SIDE
STOVE VENT	HYDRO METER	FG FIXED GLAZING
FIRE PLACE VENT	GAS METER	GB GLASS BLOCK
DRYER VENT		BG BLACK GLASS

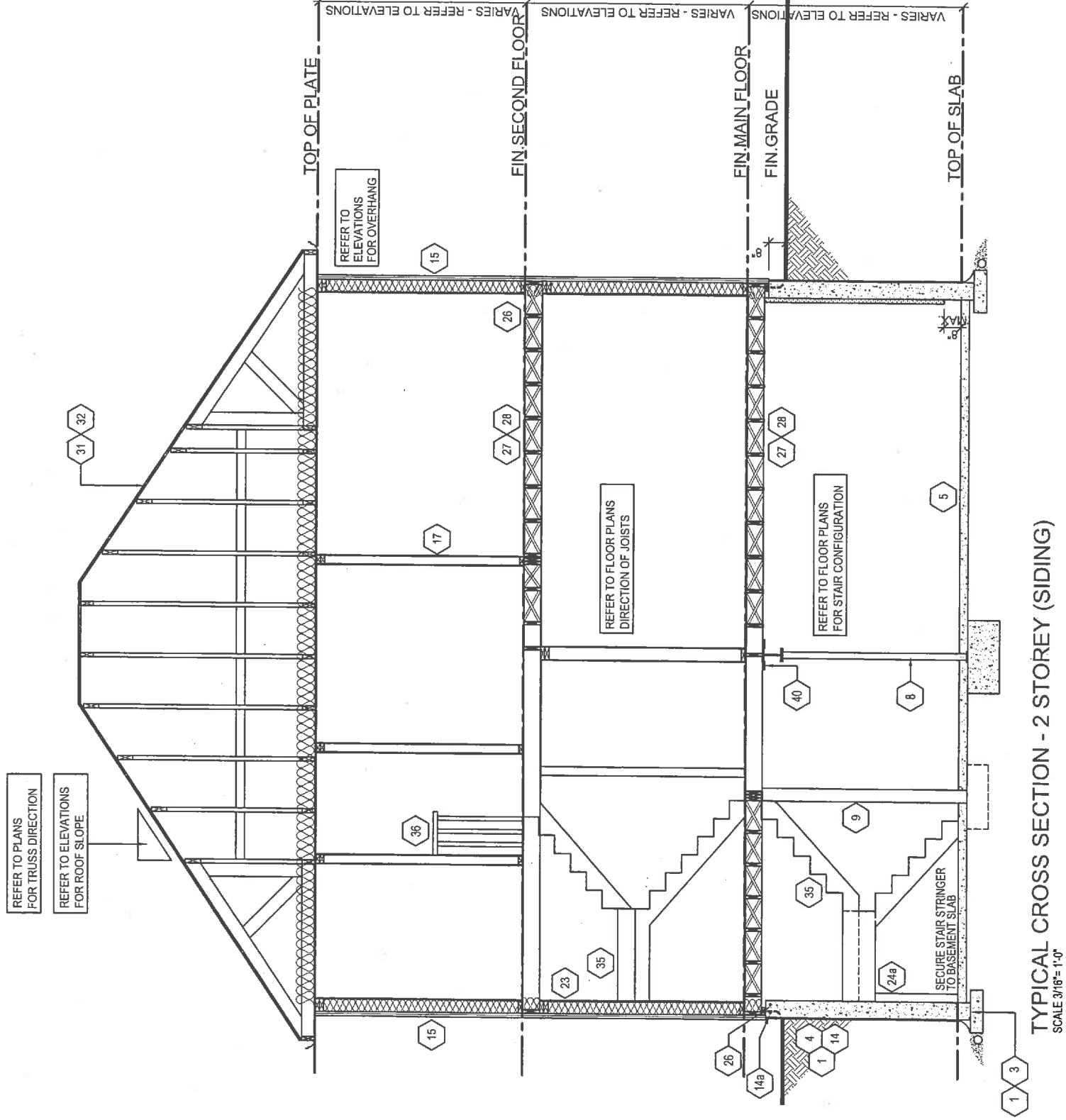
FLOOR AREA CALCULATIONS

ELEVATION	A	B			
FIRST FLOOR	773	790			
SECOND FLOOR	948	966			
TOTAL	1721	1756			
DEDUCT O.T.B.	49	49			
TOTAL	1672	1707			
FIN. BASEMENT	0	0			
TOTAL	1672	1707			
LOFT PLAN	N/A	N/A			
TOTAL	1672	1707			
(ft ²)	155.3	158.6			
COVERAGE (ft ²)	997	1015			
W/O PORCH (m ²)	92.6	94.3			
COVERAGE (ft ²)	1118	1128			
W/ PORCH (m ²)	103.6	104.8			

	MODEL	37-1 (SAW MILL)				No.	ISSUED OR REVISION COMMENTS		DATE	DOWN	CHK	SCALE
		CLIENT		UPDATED TO OBC 2017 ENACTMENT			SB	NC				
				REVISED AS PER ENG. COMMENTS			HAZ	NC				
				ISSUED FOR FINAL			SB	NC				
ESQUIRE HOMES NORTHGLEN CLARINGTON, ONTARIO		QUALIFIED DESIGNER RCIN: 21032		SIGNATURE:		FIRM BCIN: 28995		OCTOBER 03, 2017		PAGE		
◆ CLIENT SPECIFIC REVISIONS										D3		

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 applicable Building Code. The 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 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.



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MODEL 37-1 (SAW MILL)

CLIENT
ESQUIRE HOMES
NORTHGLEN
CLARINGTON, ONTARIO

I, NELSON GUNJA, DECLARE THAT I HAVE REVIEWED AND TAKE DESIGN RESPONSIBILITY FOR THE DESIGN WORK CO. BEING FOR THE PROJECT 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.

No.	ISSUED OR REVISION COMMENTS	DATE	DWN	CHK	SCALE
1.	UPDATED TO OBC 2017 ENACTMENT	AUG-22-2017	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:



D4