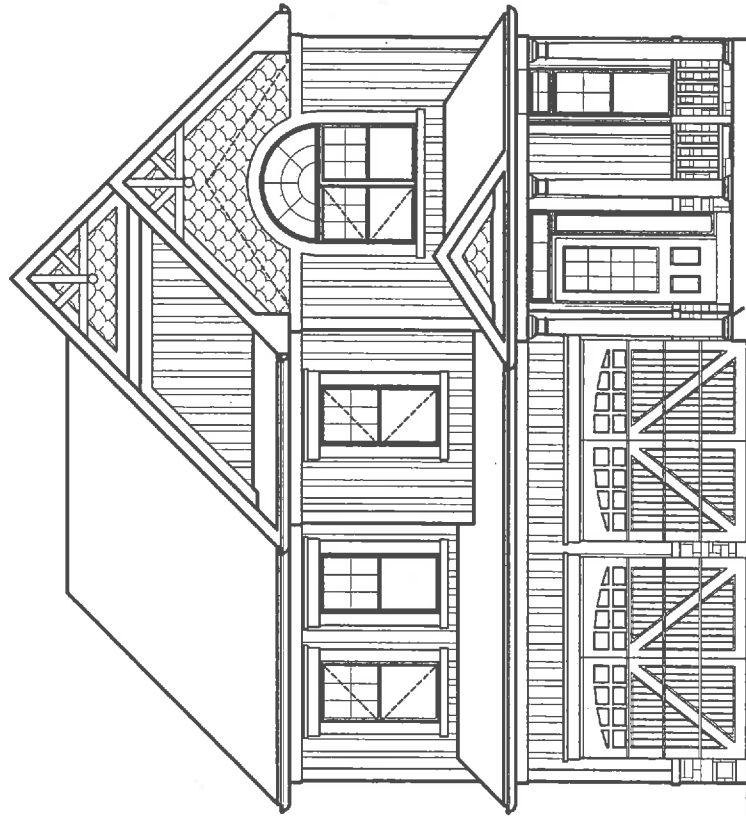
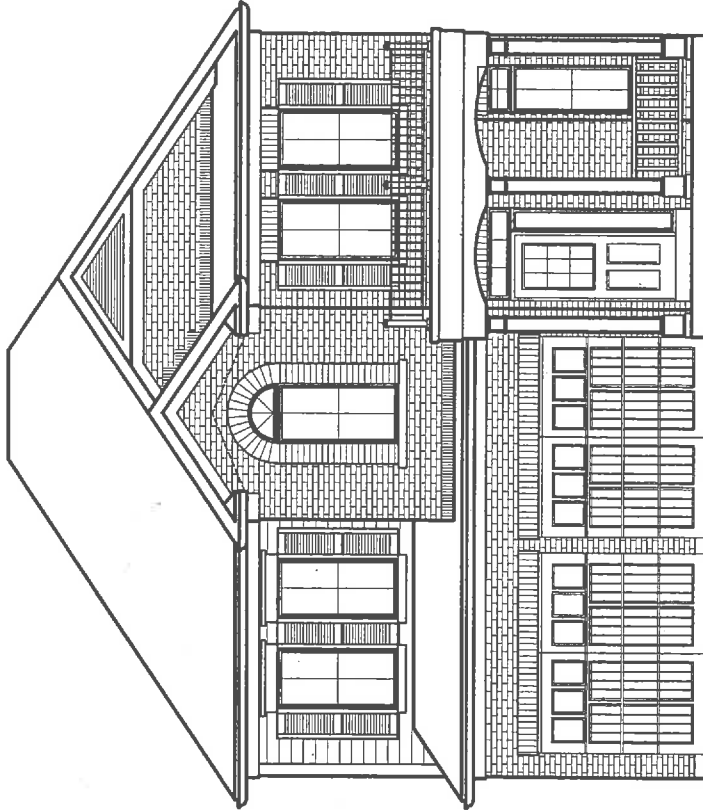




FRONT ELEVATION 'A'



FRONT ELEVATION 'B'

DRAWING LIST:

37-2 (WAVERLEY)

- 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	2575.80 SF	239.29 m ²
FRONT GLAZING AREA	96.96 SF	9.01 m ²
LEFT SIDE GLAZING AREA	0 SF	0.00 m ²
RIGHT SIDE GLAZING AREA	21.25 SF	1.97 m ²
REAR GLAZING AREA	104.22 SF	9.68 m ²
TOTAL GLAZING AREA	222.43 SF	20.66 m ²
TOTAL GLAZING PERCENTAGE	8.64 %	

GROSS GLAZING AREA 'B'

TOTAL PERIPHERAL WALL AREA	2600.04 SF	241.54 m ²
FRONT GLAZING AREA	79.92 SF	7.42 m ²
LEFT SIDE GLAZING AREA	0.0 SF	0.00 m ²
RIGHT SIDE GLAZING AREA	21.25 SF	1.97 m ²
REAR GLAZING AREA	104.22 SF	9.68 m ²
TOTAL GLAZING AREA	205.39 SF	19.08 m ²
TOTAL GLAZING PERCENTAGE	7.90 %	

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
100014328

CONTACT PERSON:

No.	REVISION COMMENTS:	DATE	DWN	CHK	SCALE
1.	UPDATED TO OBC 2017 ENACTMENT	AUG. 24-2017	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

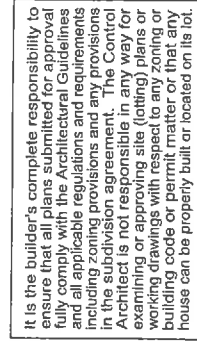
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TO COMMENCEMENT OF ANY WORK. ANY DISCREPANCIES
MUST BE REPORTED DIRECTLY TO RN DESIGN LTD.

I, NELSON GUNDA, 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.

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

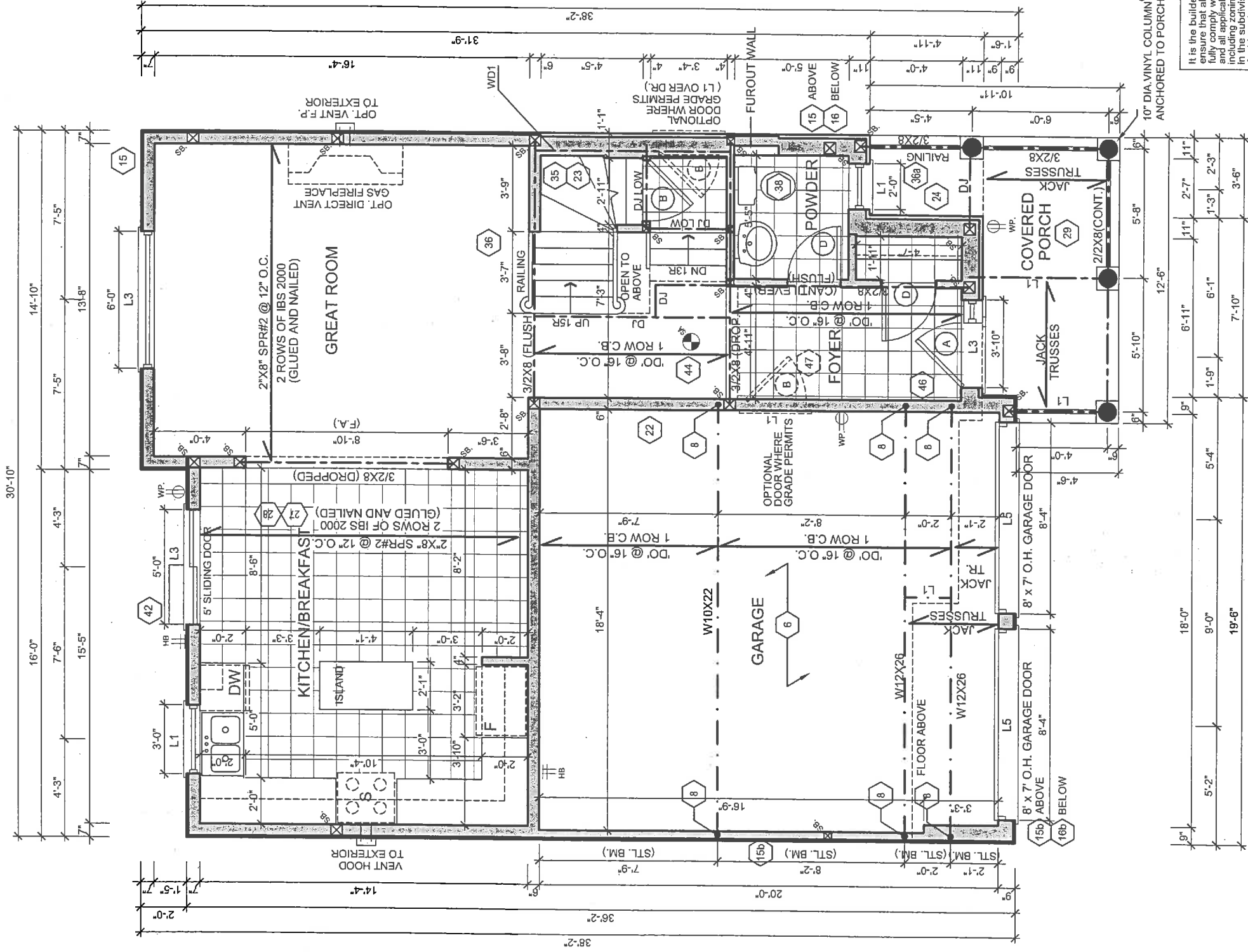
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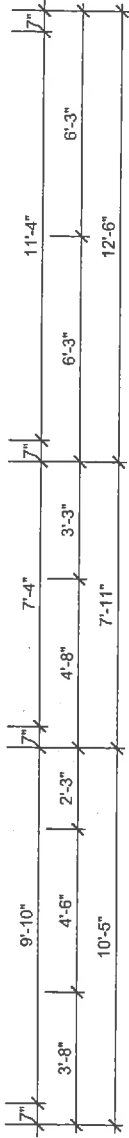
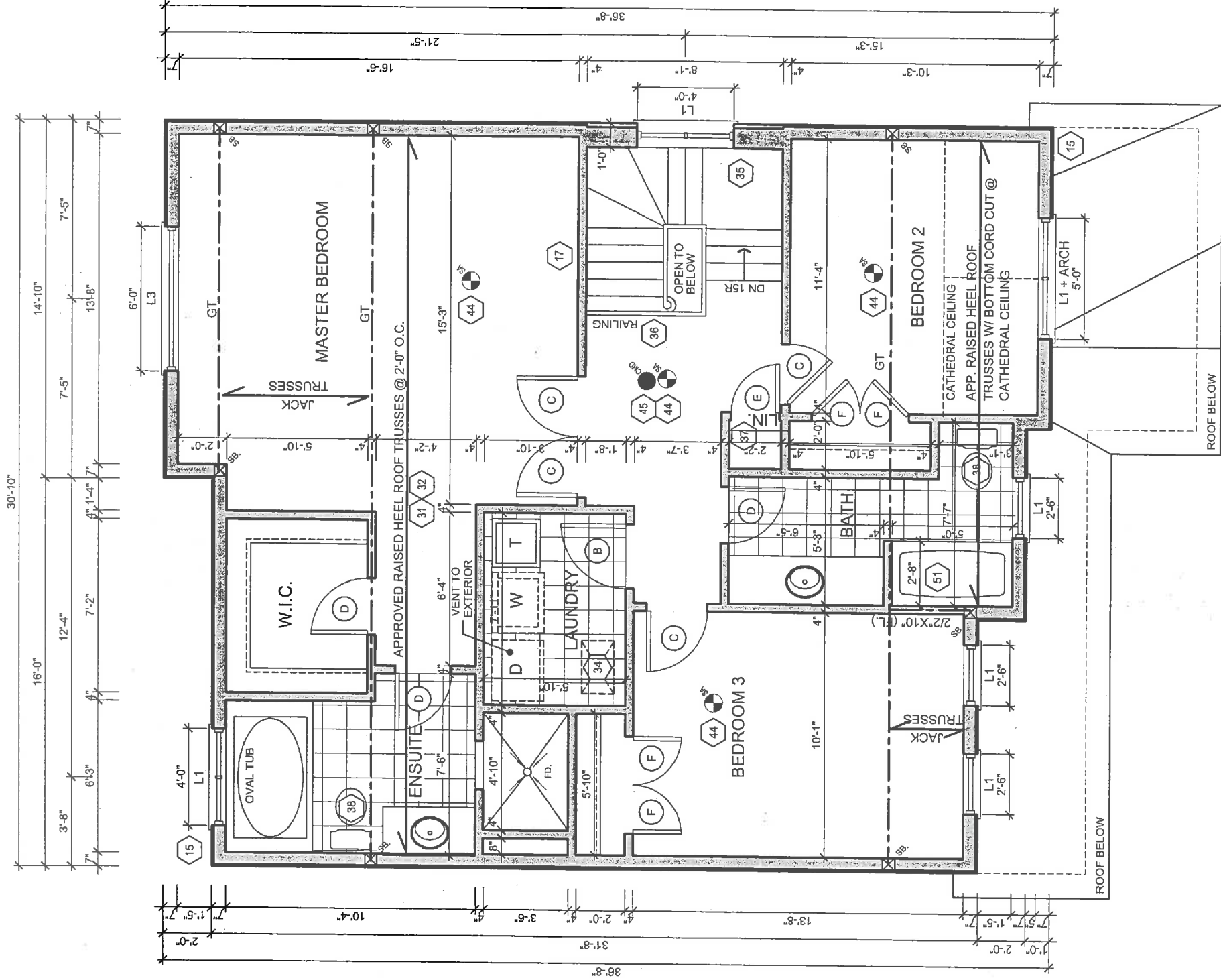
T1



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

 RN design <i>Imagine • Inspire • Create</i> TEL (905) 738-3177 FAX (905) 738-3449	MODEL 37-2 (WAVERLEY)		ISSUED OR REVISION COMMENTS 1. ☒ UPDATED TO OBC 2017 ENACTMENT 2. ☐ REVISED AS PER ENG. COMMENTS 3. ☐ ISSUED FOR FINAL		DATE AUG-24-2017 SEPT. 27-2017 OCT-03-2017		DWNT/CHK SB HAZ SB		SCALE 3/16" = 1'0"		
	CLIENT ESQUIRE HOMES NORTHGLEN CLARINGTON, ONTARIO								PROJECT NUMBER 16062		
									PAGE A1		
THESE DRAWINGS ARE NOT TO BE SCALED. ALL DIMENSIONS SHALL BE TAKEN PRIOR TO COMMENCEMENT OF ANY WORK. 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 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		





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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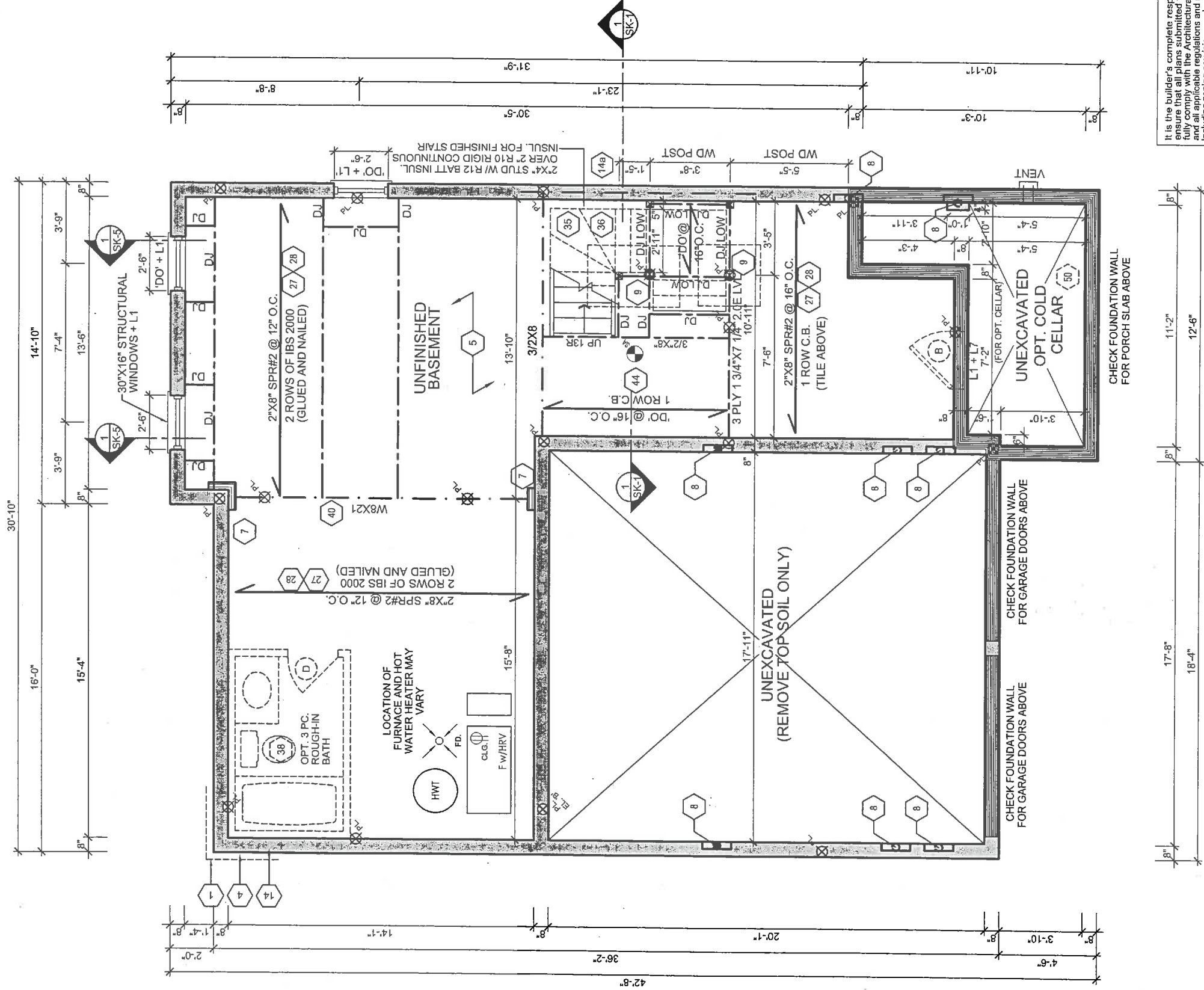
ARCHITECTURAL REVIEW & APPROVAL

OCT 10 2017

G. Williams Limited, Architect

OCT 05 2017
J. G. ALVAREZ
1000-4328
OBC ENGINEERING

 PN design <i>Imagine • Inspire • Create</i> TEL: (905) 334-5449 FAX: (905) 735-5449	MODEL	37-2 (WAVERLEY)		No.		ISSUED OR REVISION COMMENTS		DATE	DWN	CHK	SCALE
	CLIENT	ESQUIRE HOMES NORTHGLEN CLARINGTON, ONTARIO		1.	UPDATED TO OBC 2017 ENACTMENT	AUG 24-2017		SB	NC	3/16" = 1'0"	
				2.	REVISED AS PER ENG. COMMENTS	SEP 11, 27-2017		HAZ	NC	PROJECT NUMBER	16062
				3.	ISSUED FOR FINAL	OCT-03, 2017		SB	NC	PAGE	



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, Architect

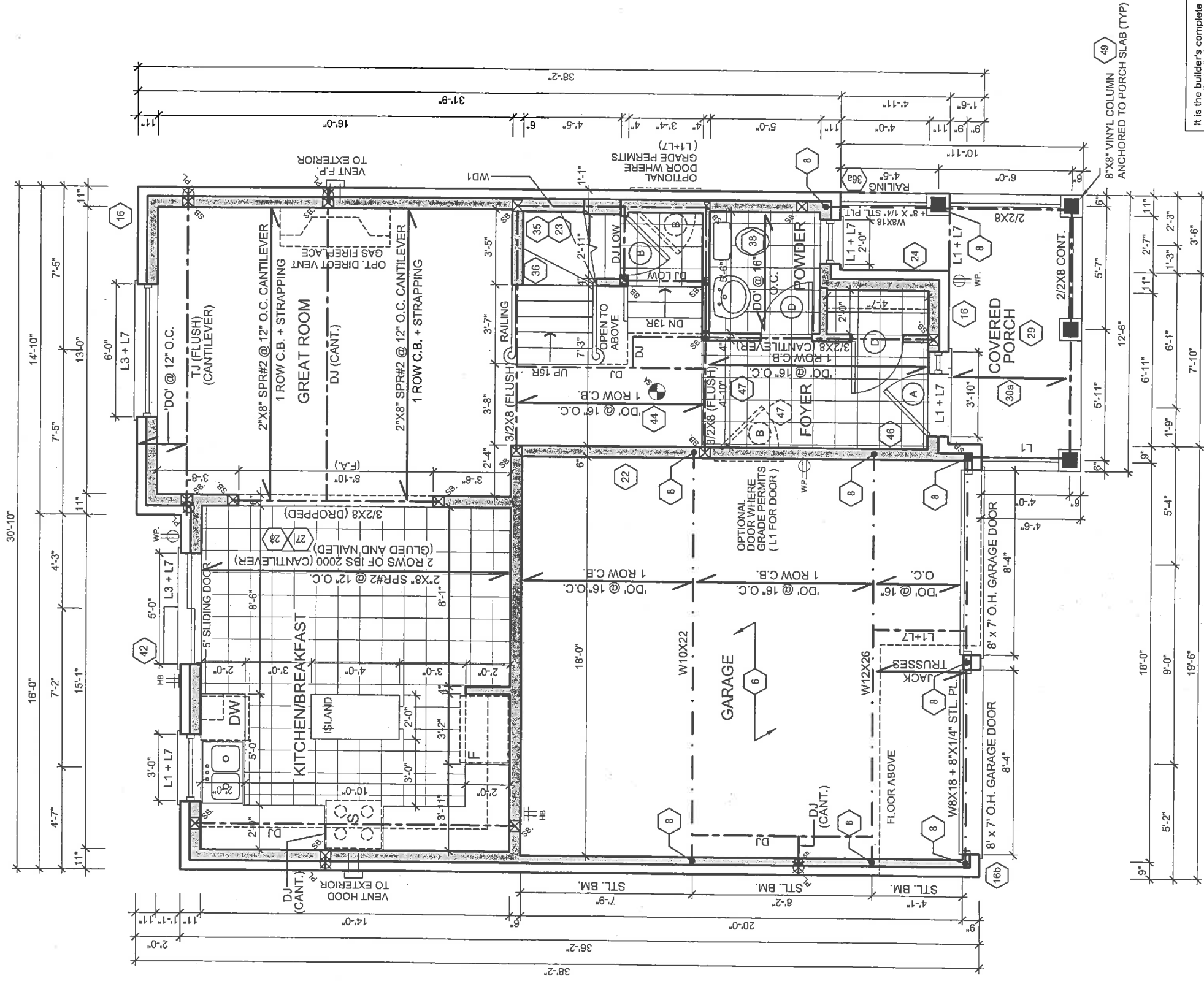


CO ENGINEERING
100014328
OCT 05 2017

 AN design Imaging • Interior • Design	MODEL	37-2 (WAVERLEY)		No.	ISSUED OR REVISION COMMENTS	DATE	DWN	CHK	SCALE
	CLIENT								
			1.	UPDATED TO OBC 2017 ENACTMENT	AUG 24 2017	SB	NC	3/16" = 1'0"	
			2.	REVISED AS PER ENG. COMMENTS	SEPT 27 2017	HAZ	NC	PROJECT NUMBER	
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									PAGE

CLARINGTON, ONTARIO																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																			
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A4



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

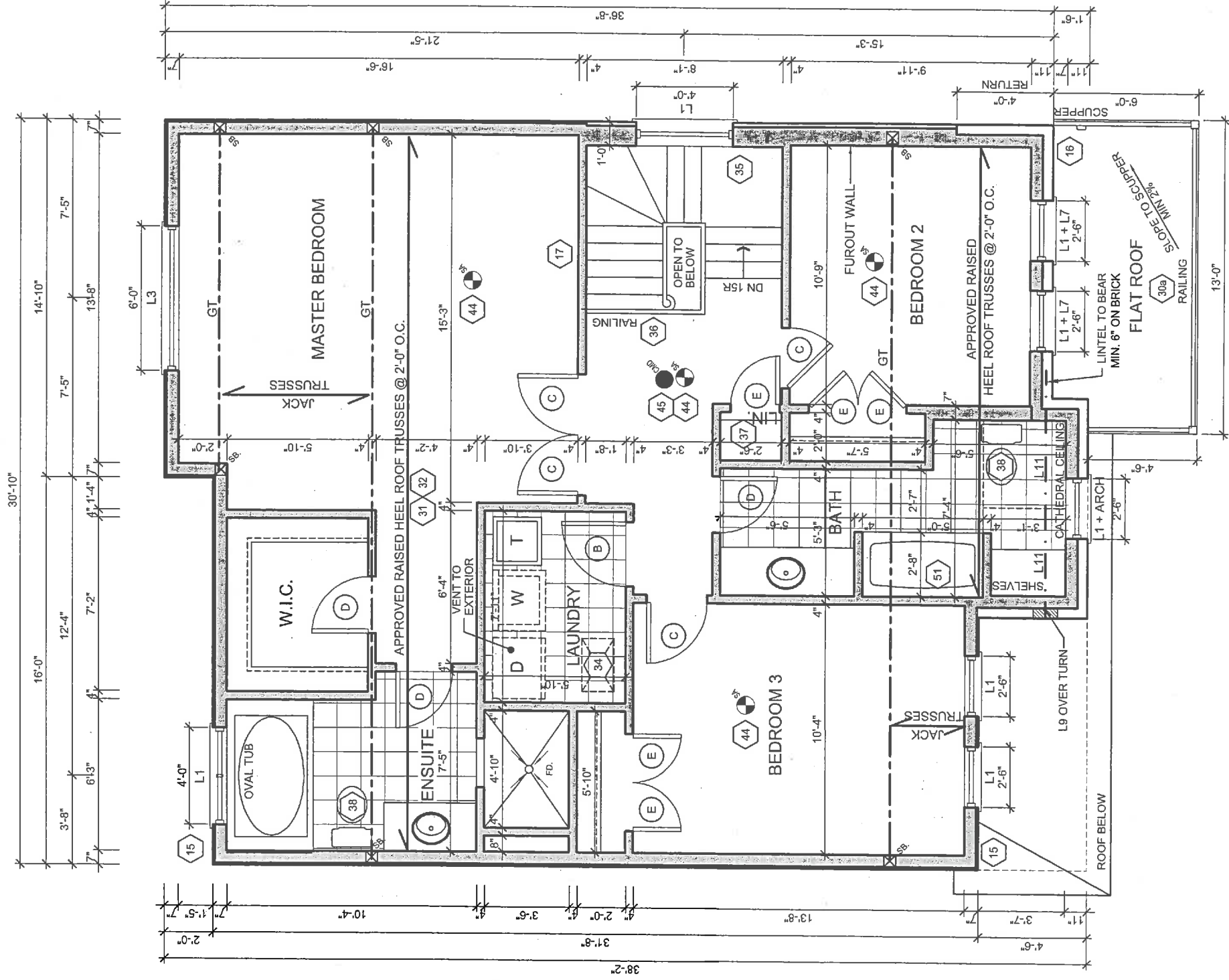
OCT 10 2017

John G. Williams, Architect

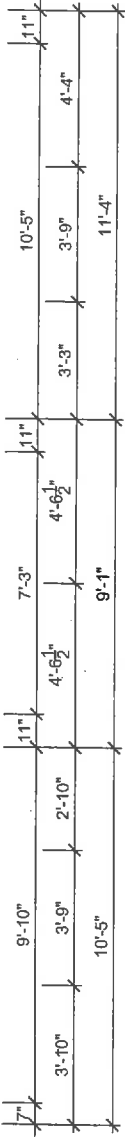
PROFESSIONAL ENGINEER
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100074328

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CCO ENGINEERING INC.
(905) 720-9538 Fax: (905) 720-9699

 RN design <i>Imagine • Inspire • Create</i> TEL: (905) 738-3177 FAX: (905) 738-5449	MODEL	37-2 (WAVERLEY)	No. ISSUED OR REVISION COMMENTS	DATE	DWN	CHK	SCALE
	CLIENT	ESQUIRE HOMES NORTHGLEN CLARINGTON, ONTARIO		AUG 24 2017	SB	NC	3/16" = 1'0"
THESE DRAWINGS ARE NOT TO BE SCALED. ALL DIMENSIONS MUST BE VERIFIED BY CONTRACTOR PRIOR TO CONSTRUCTION. ALL DIMENSIONS MUST BE REPORTED DIRECTLY TO RND DESIGN LTD.	I, NELSON CUNHA DECLARE THAT I HAVE REVIEWED AND TAKE DESIGN RESPONSIBILITY FOR THE DESIGN WORK ON BEHALF OF RND DESIGN LIMITED UNDER DIVISION C, PART 3, SUBSECTION 3.2.4 OF THE BUILDING CODE. THE FIRM IS REGISTERED, IN THE APPROPRIATE CLASSES/CATEGORIES.	QUALIFIED DESIGNER BCIN: 21032 FIRM BCIN: 26995 DATE: OCTOBER 03, 2017	SIGNATURE: 	SEPT. 27-2017	HAZ	NC	PROJECT NUMBER
				OCT-03, 2017	SB	NC	16062
							PAGE
							A5

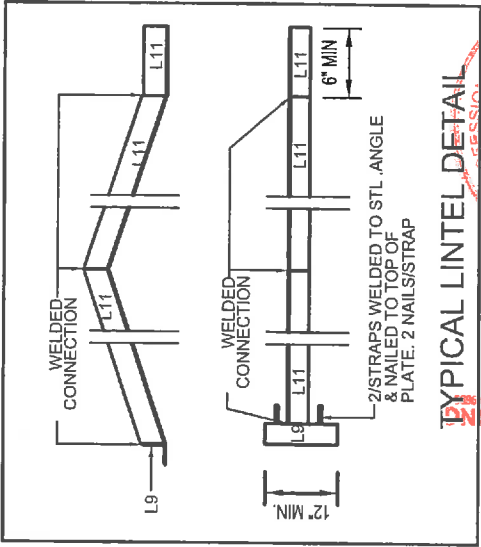


SECOND FLOOR ELEV. 'B'



NOTE:
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ARCHITECTURAL REVIEW & APPROVAL

OCT 1 10 2017

John G. Williams Limited, Architect



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MODEL
37-2 (WAVERLEY)

CLIENT
ESQUIRE HOMES
NORTHGLEN
CLARINGTON, ONTARIO

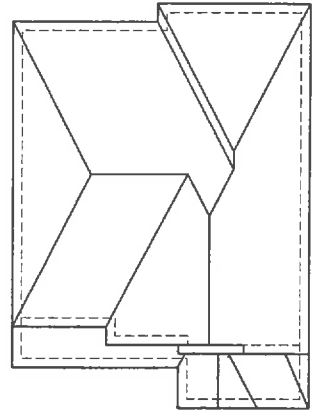
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UNDER DIVISION C, PART 3, SUBSECTION 3.2.4. OF THE BUILDING CODE.
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QUALIFIED DESIGNER BCIN: 21032
FIRM BCIN: 26895
DATE: OCTOBER 03, 2017
SIGNATURE: [Signature]

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2.	REVISED AS PER ENG. COMMENTS	SEPT-27-2017	HAZ	PROJECT NUMBER 16062
3.	ISSUED FOR FINAL	OCT-03, 2017	SB	PAGE

A6



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

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" 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 28'-4"

MID-POINT OF ROOF 22'-7"

TOP OF PLATE

TOP OF WINDOW

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"x8" CONC. STRIP FOOTING

POURED CONC. SILL

POURED CONC. PORCH SLAB

TOP OF SLAB

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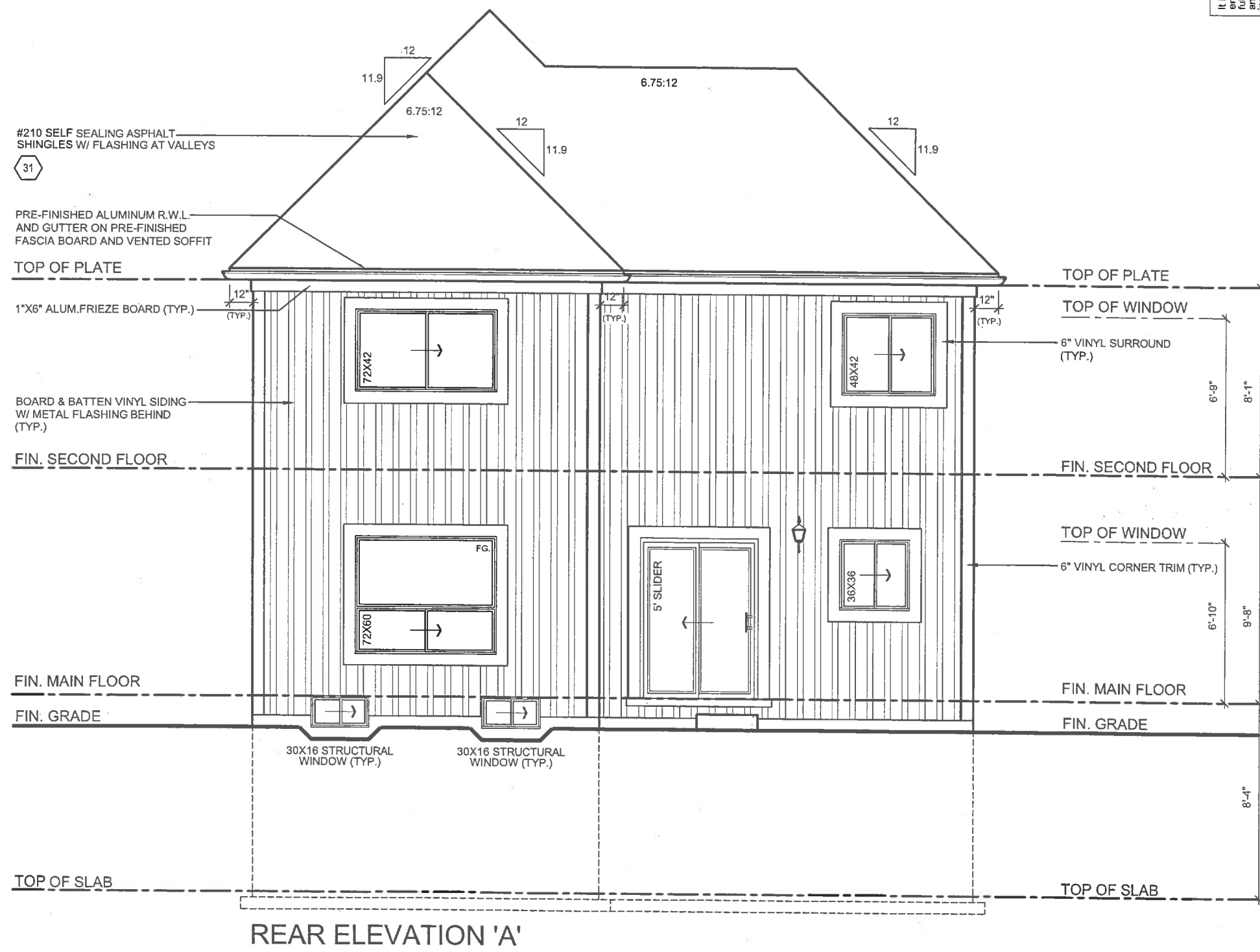
ARCHITECTURAL REVIEW & APPROVAL

OCT 10 2017
J. G. ALVAREZ
L. Williams, Architect



05 2017
ENGINEERING

No.	ISSUED OR REVISION COMMENTS	DATE	CHK	SCALE	PROJECT NUMBER	PAGE
1.	UPDATED TO OBC 2017 ENACTMENT	AUG 24 2017	SB	3/16" = 1'0"	16062	A7
2.	REVISED AS PER ENG. COMMENTS	SEPT 27 2017	HAZ			
3.	ISSUED FOR FINAL	OCT 03 2017	SB			
SIGNATURE: 21032 26895 OCTOBER 03, 2017						
QUALIFIED DESIGNER BCIN: 21032 26895 DATE: OCTOBER 03, 2017						
FIRM BCIN: DATE:						
I, NELSON CUNHA, DECLARE THAT I HAVE REVIEWED AND TAKE DESIGN RESPONSIBILITY FOR THE DESIGN WORK ON BEHALF OF THE 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.						
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MODEL 37-2 (WAVERLEY)						
CLIENT ESQUIRE HOMES NORTHGLEN CLARINGTON, ONTARIO						
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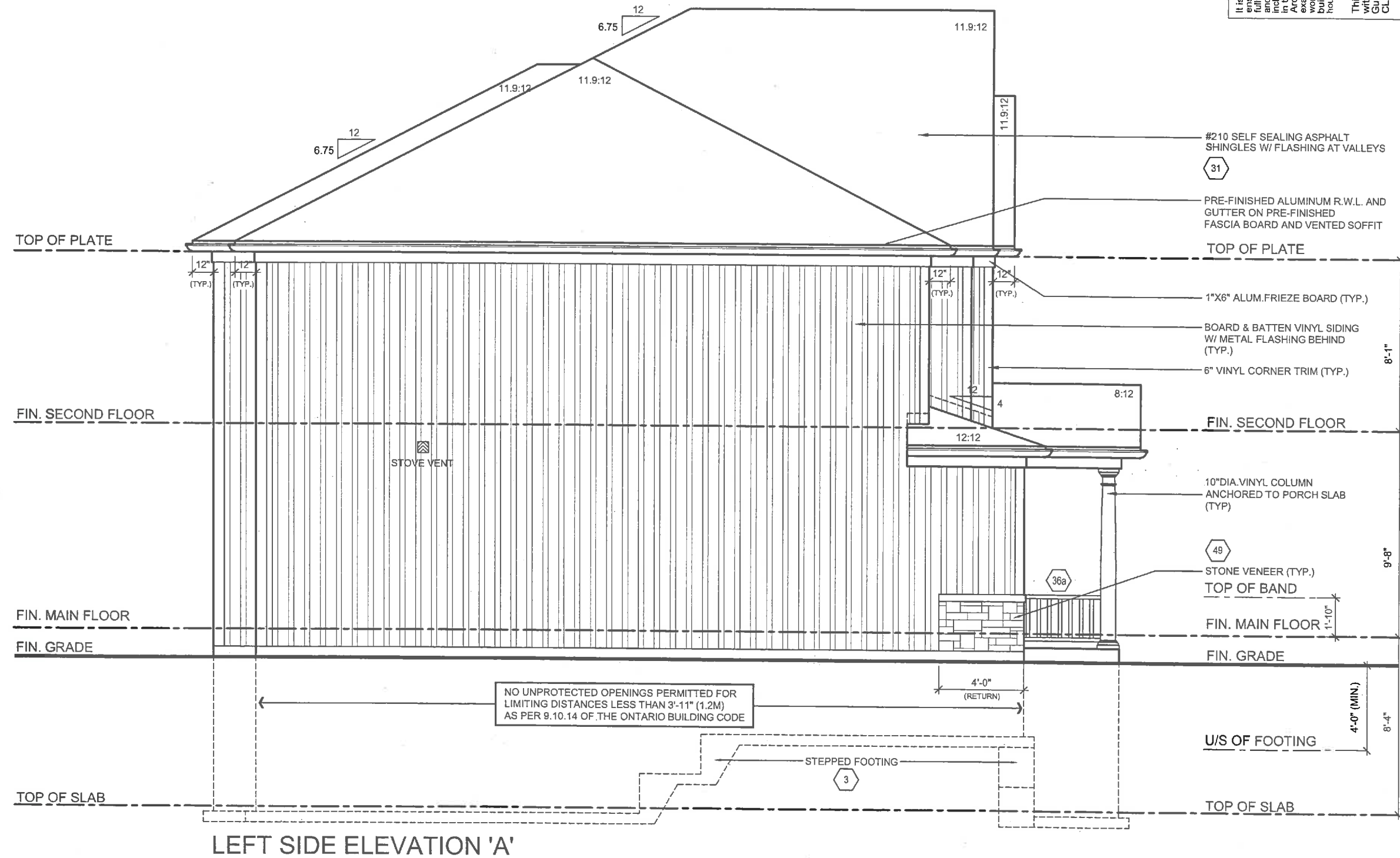
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ARCHITECTURAL REVIEW & APPROVAL
OCT 10 2017
John G. Williams Limited, Architect



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	CLIENT ESQUIRE HOMES NORTHGLENN CLARINGTON, ONTARIO	1.	UPDATED TO OBC 2017 ENACTMENT	AUG. 24, 2017	SB	NC	PROJECT NUMBER 16062	
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		3.	ISSUED FOR FINAL	OCT-03, 2017	SB	NC		
		QUALIFIED DESIGNER BCIN: 21032 FIRM BCIN: 26995 DATE: OCTOBER 03, 2017		SIGNATURE: 				



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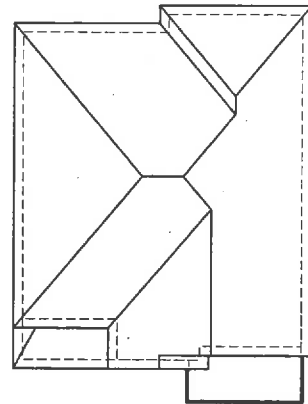
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ARCHITECTURAL REVIEW & APPROVAL
OCT 10 2017

PROFESSIONAL ENGINEER
J. B. ALVAREZ
OCT 05 2017

ENGINEERING
OCT 05 2017

 RN design <i>Imagine • Inspire • Create</i> TEL: (905) 736-3177 FAX: (905) 738-5449	MODEL	37-2 (WAVERLEY)		No.	ISSUED OR REVISION	COMMENTS	DWN	CHK	SCALE
	CLIENT	ESQUIRE HOMES NORTHGLEN CLARINGTON, ONTARIO		1.	UPDATED TO OBC 2017 ENACTMENT	AUG. 24, 2017	SB	NC	3/16" = 1'0"
				2.	REVISED AS PER ENG. COMMENTS	PROV IN SERIF 27-2017	HAZ	NC	PROJECT NUMBER
				3.	ISSUED FOR FINAL	OCT-03, 2017	SB	NC	16062
									PAGE
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QUALIFIED DESIGNER BCIN: 21032						SIGNATURE:			
FIRM BCIN: 26995						DATE: OCTOBER 03, 2017			



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 'B'

#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

TOP OF PLATE

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

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

6" VINYL CORNER TRIM (TYP.)

HORIZONTAL VINYL SIDING W/ METAL FLASHING BEHIND (TYP.)

FIN. SECOND FLOOR

U/S OF GARAGE & PORCH SOFFIT

BRICK SOLDIER COURSE (TYP.)

FACE BRICK (TYP.)

FIN. MAIN FLOOR

FIN. GRADE

U/S OF FOOTING

TOP OF SLAB

FRONT ELEVATION 'B'

PEAK HEIGHT OF ROOF 26'-9"

6" BOXOUT
MID-POINT OF ROOF 21'-8"

OUTLINE OF CATHEDRAL CEILING
SLOPE 5:12

TOP OF PLATE

TOP OF WINDOW

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

20" DECOR. RAILING

HARDIE BOARD

FIN. SECOND FLOOR

TOP OF TRANSOM
TOP OF WINDOW

8"x8" VINYL COLUMN
ANCHORED TO PORCH SLAB
(TYP.)

FIN. MAIN FLOOR

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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OCT 10 2017

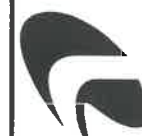
John G. Williams Limited, Architect



OCT 05 2017

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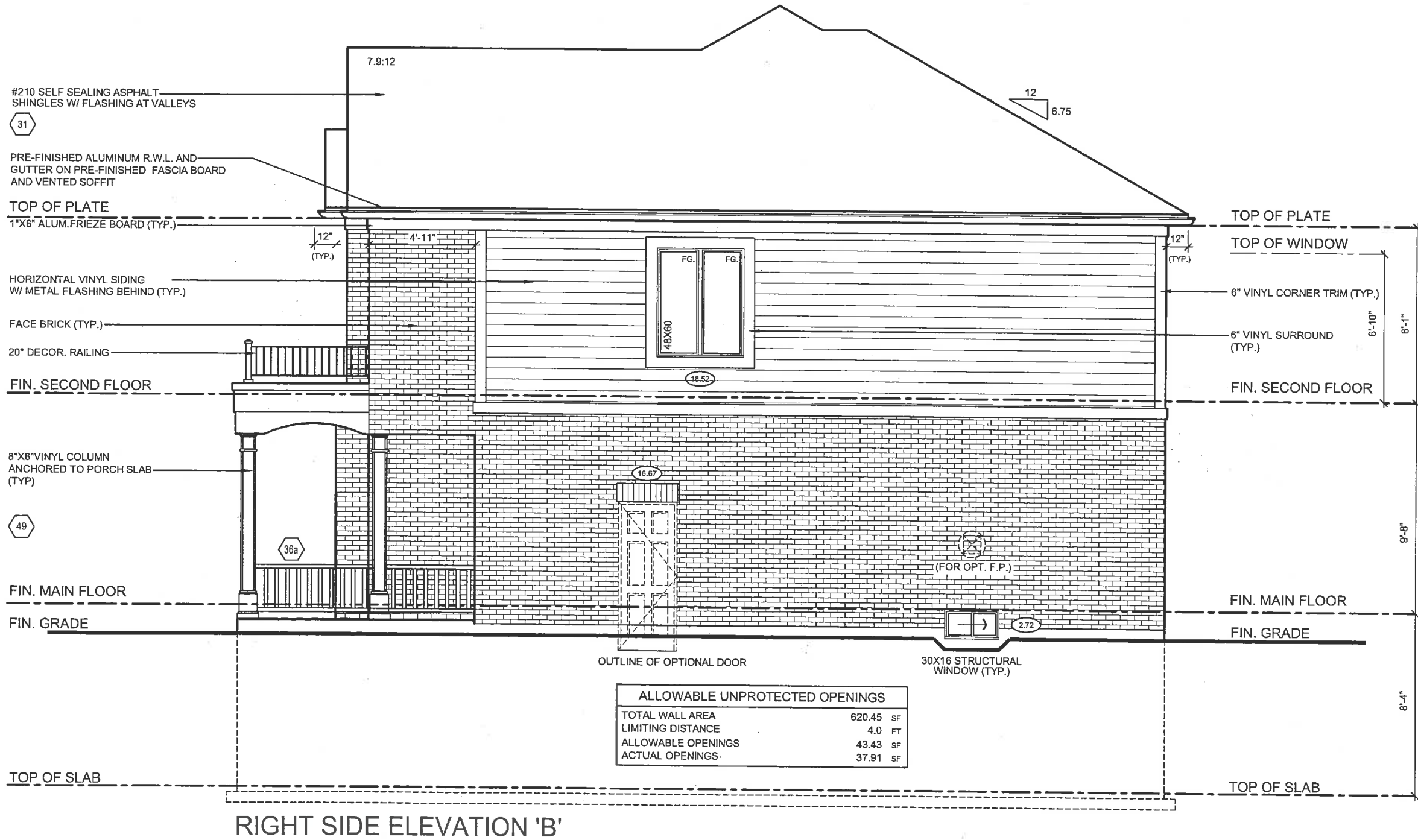
No.	ISSUED OR REVISION COMMENTS	DATE	CHK	SCALE	PROJECT NUMBER	PAGE
1.	UPDATED TO OBC 2017 ENACTMENT	AUG 24 2017	SB	3/16" = 1'0"	16062	A11
2.	REVISED AS PER ENG. COMMENTS	SEPT 27 2017	HAZ			
3.	ISSUED FOR FINAL	OCT 03 2017	SB			
SIGNATURE:						
QUALIFIED DESIGNER BCIN: 21032 FIRM BCIN: 26995 DATE: OCTOBER 03, 2017						
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File: C:_RN_Standards\temp\AcPublish_682816062-37-2-FINAL-WAVERLEY.dwg Plotted: Oct 03, 2017 By: JenniferD						



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MODEL 37-2 (WAVERLEY)

CLIENT
ESQUIRE HOMES
NORTHGLEN
CLARINGTON, ONTARIO



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ARCHITECTURAL REVIEW & APPROVAL

OCT 14 2017

J. G. ALVAREZ

100014328

PROFESSIONAL ENGINEER

Williams Limited, Architect

OCT 05 2017

CO ENGINEERING

(905) 760-0830 Fax: (905) 760-0839

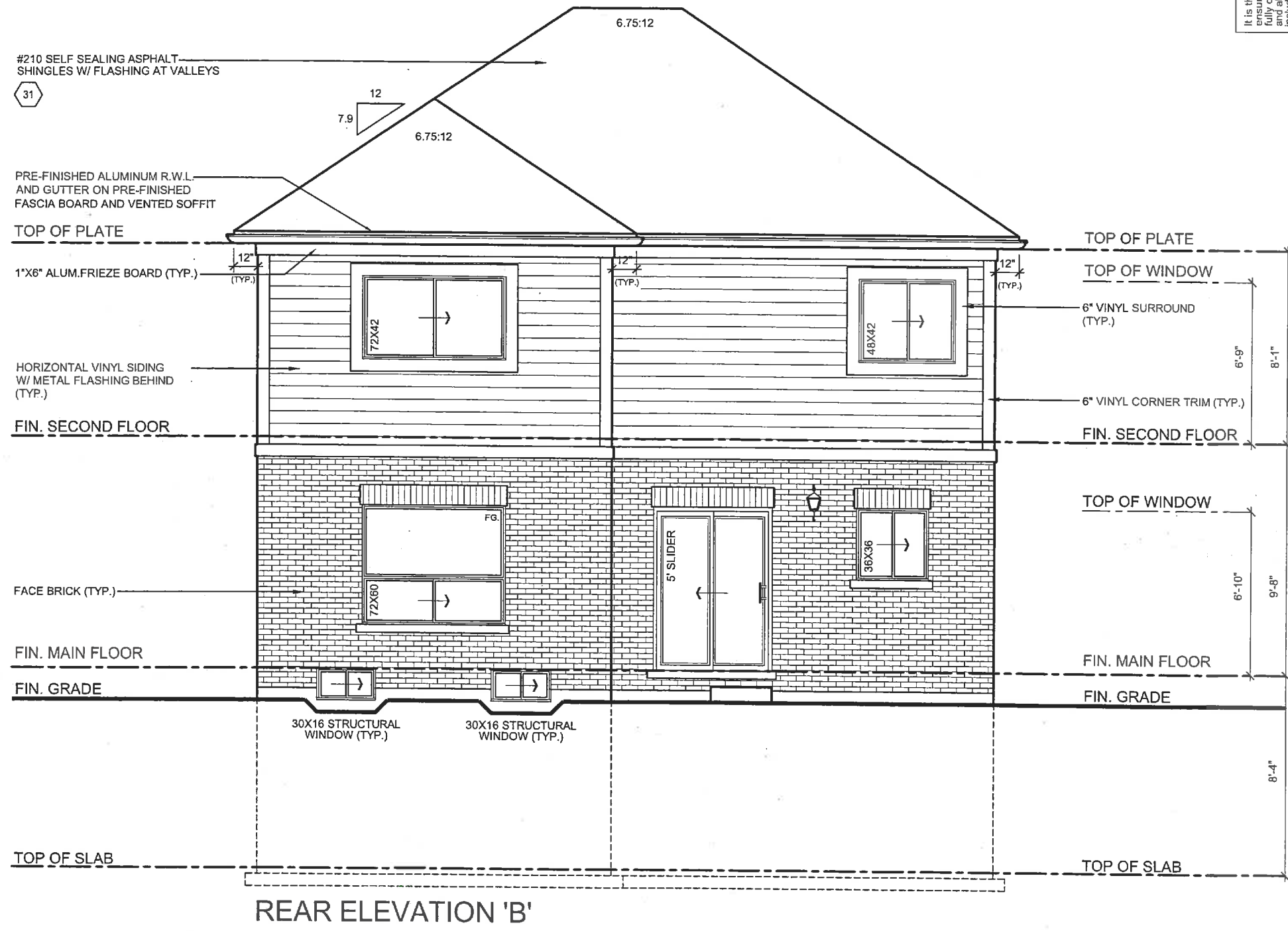
MODEL		37-2 (WAVERLEY)		SCALE		3/16" = 1'0"	
CLIENT		ESQUIRE HOMES NORTHGLENN CLARINGTON, ONTARIO		PROJECT NUMBER		16062	
ISSUED OR REVISION COMMENTS		No.		DATE		CHK	
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QUALIFIED DESIGNER BCIN:		26995		FIRM BCIN:		26995	
DATE:		OCTOBER 03, 2017		PAGE		A12	

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#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

TOP OF PLATE

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

HORIZONTAL VINYL SIDING W/ METAL FLASHING BEHIND (TYP.)

FIN. SECOND FLOOR

FACE BRICK (TYP.)

FIN. MAIN FLOOR

FIN. GRADE

30X16 STRUCTURAL WINDOW (TYP.)

30X16 STRUCTURAL WINDOW (TYP.)

TOP OF PLATE

TOP OF WINDOW

6" VINYL SURROUND (TYP.)

6" VINYL CORNER TRIM (TYP.)

FIN. SECOND FLOOR

TOP OF WINDOW

FIN. MAIN FLOOR

FIN. GRADE

REAR ELEVATION 'B'

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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 37-2 (WAVERLEY)	No.	ISSUED OR REVISION COMMENTS	DATE	DWN	CHK	SCALE
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	FIRM BCIN: 26995						
	DATE: OCTOBER 03, 2017						

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"-17"(49mm) MAX. SUPPORTED JOIST LENGTH
-MIN. 2200psi (15MPa) CONCRETE AFTER 28 DAYS
-SHALL REST ON UNDISTURBED SOIL, ROCK OR COMPACTED GRANULAR FILL W/ MIN. 10,90psi (750kPa) 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

1 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 - 19" X 6" (485mm X 155mm)
-3 STOREY - 26" X 9" (660mm X 230mm)

2 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)

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 7/8" (150mm) OF CRUSHED STONE OR OTHER COURSE CLEAN GRANULAR MATERIAL.
-TILE SHALL DRAIN TO A SEWER, DRAINAGE DITCH, OR DRY WELL.

5 BASEMENT SLAB:

O.B.C. 9.13. & 9.16.
-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 9B-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. 9B-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 9B-12.3.1.1.7.(6))
-4" (100mm) OF COURSE GRANULAR MATERIAL
-PROVIDE BOND BREAKING MATERIAL BETWEEN SLAB & FIG.
-WHERE SLAB IS REQUIRED TO BE WATERPROOFED IT SHALL CONFORM TO O.B.C. 9.13.3.
-FLOOR DRAIN PER O.B.C.9.31.4.4.
-UNLESS IT CAN BE DEMONSTRATED THAT SOIL GAS DOES NOT CONSTITUTE A PROBLEM, SOIL GAS CONTROL SHALL CONFORM TO SUPPLEMENTARY STANDARD (O.B.C. 9B-9)

50

6 GARAGE SLAB / EXTERIOR SLAB:
-4" (100mm) CONCRETE SLAB
-4650psi (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 RIL PLACED UNDER SLAB, OTHER THAN COURSE CLEAN GRANULAR MATERIAL, SHALL BE COMPACTED.
7 PLASTER:
O.B.C. 9.15.3.3.
-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 7/8" (200mm) SOLID.
OR
BEAM POCKET
-4" (100mm) SPACE AROUND WOOD BEAMS (O.B.C. 9.23.2.2.)
-1/2" (13mm) INTO 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).

6

7 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 1/4" (152mm X 100mm 6.35mm) STEEL BTM. PLATE
-FOR WOOD BEAMS, MIN. 4"x4"x1/4" (100mm X 100mm X 6.35mm) STEEL TOP & BTM. PLATES, OR TOP PLATE TO EXTEND MIN. WIDTH OF BEAM
-ADJUSTABLE COLUMNS TO CONFORM TO CAN/CSG-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)
-34" X 34" X 1/6"
-1860mm X 860mm X 400mm
-MAX. 16'-0" (4880mm)
-44" X 44" X 21"
-1120mm X 1120mm X 530mm
3 STOREY
-40" X 40" X 19"
-1010mm X 1010mm X 480mm
-51" X 51" X 24"
-1295mm X 1295mm X 610mm
-WHERE COL. SITS ON FDN. WALL USE 4" X 8" X 5/8" (100mm X 200mm X 16mm) STEEL PLATE WITH 2-5/8" (16mm) ANCHOR BOLTS

7

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 1/4" (152mm X 100mm 6.35mm) STEEL BTM. PLATE
-FOR WOOD BEAMS, MIN. 4"x4"x1/4" (100mm X 100mm X 6.35mm) STEEL TOP & BTM. PLATES, OR TOP PLATE TO EXTEND MIN. WIDTH OF BEAM
-ADJUSTABLE COLUMNS TO CONFORM TO CAN/CSG-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)
-34" X 34" X 1/6"
-1860mm X 860mm X 400mm
-MAX. 16'-0" (4880mm)
-44" X 44" X 21"
-1120mm X 1120mm X 530mm
3 STOREY
-40" X 40" X 19"
-1010mm X 1010mm X 480mm
-51" X 51" X 24"
-1295mm X 1295mm X 610mm
-WHERE COL. SITS ON FDN. WALL USE 4" X 8" X 5/8" (100mm X 200mm X 16mm) STEEL PLATE WITH 2-5/8" (16mm) ANCHOR BOLTS

9 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 NALLED 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)
-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)

10 BLOCK PARTY WALL BEAM END BEARING: (WOOD BEAM / GIRDER TRUSSES)
-2"x8"x12" LEDGER BOARD FASTENED W/ 2 / 12" 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

11 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"x8" ANCHOR BOLTS.

12 WALL ASSEMBLIES:
FOUNDATION WALL:
O.B.C. 9.15.4.2.
-FOR WALLS NOT EXCEEDING 8'-2" (250mm) 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" (250psi) 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 SIL 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 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 9B-12.1.3.1.1.2.A.)
-ALTERNATE INSULATION METHOD: 2" (51mm) R10 (RSI 1.74) RIGID INSULATION W/ 2"x4" (38mm 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 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 LAYER SHALL BE PROVIDED IN CONFORMANCE TO O.B.C. 9.14.2.1.1 (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)
-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.

13 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 HAVE MIN. 2" (50mm) CONCRETE COVER
-BARS TO EXTEND 2'-0" (600mm) BEYOND BOTH SIDES OF OPENING.

14 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. & 9.27.1)
-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.
-MIN. R22 (RSI 3.87) INSULATION (ZONE 1, OBC 9B-12.1.3.1.1.2.A.)
-CONTINUOUS AIR/VAPOUR BARRIER IN CONFORMANCE W/ O.B.C. 9.25.3. & 9.25.4.
-1/2" (12.7mm) GYPSUM BOARD
NOTE - SUPPORT FOR 3 FLOORS ABOVE - O.B.C. 1.9.23.10.1. =
-FOR 3 FLOORS SUPPORTED ABOVE, 2" X 6" (38mm X 140mm) STUDS ARE REQUIRED TO BE SPACED @ 12" (300mm) O.C.

15 FRAME WALL CONSTRUCTION:
O.B.C. 9.23.
-SIDING OR STUCCO AS PER ELEVATIONS, MIN. 7 7/8" (200mm) FROM FINISHED GRADE (O.B.C. 9.28.1.4. & 9.27.1)
-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.
-MIN. R22 (RSI 3.87) INSULATION (ZONE 1, OBC 9B-12.1.3.1.1.2.A.)
-CONTINUOUS AIR/VAPOUR BARRIER IN CONFORMANCE W/ O.B.C. 9.25.3. & 9.25.4.
-1/2" (12.7mm) GYPSUM BOARD
NOTE - SUPPORT FOR 3 FLOORS ABOVE - O.B.C. 1.9.23.10.1. =
-FOR 3 FLOORS SUPPORTED ABOVE, 2" X 6" (38mm X 140mm) STUDS ARE REQUIRED TO BE SPACED @ 12" (300mm) O.C.

16 FRAME WALL CONSTRUCTION @ GARAGE:
O.B.C. 9.23.
-3-1/2" (90mm) FACE BRICK OR 4" (100mm) STONE @ 36'-1" (11m) MAX. HEIGHT
-MIN. 0.03" (0.76mm) THICK, 7/8" (22mm) WIDE CORROSION RESISTANT STRAPS @ MAX. 15 3/4" (400mm) O.C. HORIZONTAL & 23 5/8" (600mm) O.C. VERTICAL SPACING
-PROVIDE WEEP HOLES @ 2'-7" (800mm) O.C. @ BTM. COURSE & OVER OPENINGS
-BASE FLASHING UP TO 5 7/8" (150mm) BEHIND WALL SHEATHING MEMBRANE (O.B.C. 9.20.13.6.(2))
-BRICK OR STONE SILLS UNDER OPENINGS, FLASHING UNDER
-1" (25mm) AIR SPACE
-WALL SHEATHING MEMBRANE AS PER O.B.C. 9.27.3.2.
-1/4" (6mm) PLYWOOD (EXTERIOR TYPE) OR EQUIVALENT AS PER O.B.C. 9.23.1.6.
-2" X 6" (38mm X 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" (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.

17 FRAME WALL CONSTRUCTION @ GARAGE:
O.B.C. 9.23.
-3-1/2" (90mm) FACE BRICK OR 4" (100mm) STONE @ 36'-1" (11m) MAX. HEIGHT
-MIN. 0.03" (0.76mm) THICK, 7/8" (22mm) WIDE CORROSION RESISTANT STRAPS @ MAX. 15 3/4" (400mm) O.C. HORIZONTAL & 23 5/8" (600mm) O.C. VERTICAL SPACING
-PROVIDE WEEP HOLES @ 2'-7" (800mm) O.C. @ BTM. COURSE & OVER OPENINGS
-BASE FLASHING UP TO 5 7/8" (150mm) BEHIND WALL SHEATHING MEMBRANE (O.B.C. 9.20.13.6.(2))
-BRICK OR STONE SILLS UNDER OPENINGS, FLASHING UNDER
-1" (25mm) AIR SPACE
-WALL SHEATHING MEMBRANE AS PER O.B.C. 9.27.3.2.
-1/4" (6mm) PLYWOOD (EXTERIOR TYPE) OR EQUIVALENT AS PER O.B.C. 9.23.1.6.
-2" X 6" (38mm X 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" (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.

18 FRAME WALL CONSTRUCTION @ GARAGE:
O.B.C. 9.23.
-3-1/2" (90mm) FACE BRICK OR 4" (100mm) STONE @ 36'-1" (11m) MAX. HEIGHT
-MIN. 0.03" (0.76mm) THICK, 7/8" (22mm) WIDE CORROSION RESISTANT STRAPS @ MAX. 15 3/4" (400mm) O.C. HORIZONTAL & 23 5/8" (600mm) O.C. VERTICAL SPACING
-PROVIDE WEEP HOLES @ 2'-7" (800mm) O.C. @ BTM. COURSE & OVER OPENINGS
-BASE FLASHING UP TO 5 7/8" (150mm) BEHIND WALL SHEATHING MEMBRANE (O.B.C. 9.20.13.6.(2))
-BRICK OR STONE SILLS UNDER OPENINGS, FLASHING UNDER
-1" (25mm) AIR SPACE
-WALL SHEATHING MEMBRANE AS PER O.B.C. 9.27.3.2.
-1/4" (6mm) PLYWOOD (EXTERIOR TYPE) OR EQUIVALENT AS PER O.B.C. 9.23.1.6.
-2" X 6" (38mm X 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" (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.

19 FRAME WALL CONSTRUCTION @ GARAGE:
O.B.C. 9.23.
-3-1/2" (90mm) FACE BRICK OR 4" (100mm) STONE @ 36'-1" (11m) MAX. HEIGHT
-MIN. 0.03" (0.76mm) THICK, 7/8" (22mm) WIDE CORROSION RESISTANT STRAPS @ MAX. 15 3/4" (400mm) O.C. HORIZONTAL & 23 5/8" (600mm) O.C. VERTICAL SPACING
-PROVIDE WEEP HOLES @ 2'-7" (800mm) O.C. @ BTM. COURSE & OVER OPENINGS
-BASE FLASHING UP TO 5 7/8" (150mm) BEHIND WALL SHEATHING MEMBRANE (O.B.C. 9.20.13.6.(2))
-BRICK OR STONE SILLS UNDER OPENINGS, FLASHING UNDER
-1" (25mm) AIR SPACE
-WALL SHEATHING MEMBRANE AS PER O.B.C. 9.27.3.2.
-1/4" (6mm) PLYWOOD (EXTERIOR TYPE) OR EQUIVALENT AS PER O.B.C. 9.23.1.6.
-2" X 6" (38mm X 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" (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.

20 FRAME WALL CONSTRUCTION @ GARAGE:
O.B.C. 9.23.
-3-1/2" (90mm) FACE BRICK OR 4" (100mm) STONE @ 36'-1" (11m) MAX. HEIGHT
-MIN. 0.03" (0.76mm) THICK, 7/8" (22mm) WIDE CORROSION RESISTANT STRAPS @ MAX. 15 3/4" (400mm) O.C. HORIZONTAL & 23 5/8" (600mm) O.C. VERTICAL SPACING
-PROVIDE WEEP HOLES @ 2'-7" (800mm) O.C. @ BTM. COURSE & OVER OPENINGS
-BASE FLASHING UP TO 5 7/8" (150mm) BEHIND WALL SHEATHING MEMBRANE (O.B.C. 9.20.13.6.(2))
-BRICK OR STONE SILLS UNDER OPENINGS, FLASHING UNDER
-1" (25mm) AIR SPACE
-WALL SHEATHING MEMBRANE AS PER O.B.C. 9.27.3.2.
-1/4" (6mm) PLYWOOD (EXTERIOR TYPE) OR EQUIVALENT AS PER O.B.C. 9.23.1.6.
-2" X 6" (38mm X 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" (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.

21 FRAME WALL CONSTRUCTION @ GARAGE:
O.B.C. 9.23.
-3-1/2" (90mm) FACE BRICK OR 4" (100mm) STONE @ 36'-1" (11m) MAX. HEIGHT
-MIN. 0.03" (0.76mm) THICK, 7/8" (22mm) WIDE CORROSION RESISTANT STRAPS @ MAX. 15 3/4" (400mm) O.C. HORIZONTAL & 23 5/8" (600mm) O.C. VERTICAL SPACING
-PROVIDE WEEP HOLES @ 2'-7" (800mm) O.C. @ BTM. COURSE & OVER OPENINGS
-BASE FLASHING UP TO 5 7/8" (150mm) BEHIND WALL SHEATHING MEMBRANE (O.B.C. 9.20.13.6.(2))
-BRICK OR STONE SILLS UNDER OPENINGS, FLASHING UNDER
-1" (25mm) AIR SPACE
-WALL SHEATHING MEMBRANE AS PER O.B.C. 9.27.3.2.
-1/4" (6mm) PLYWOOD (EXTERIOR TYPE) OR EQUIVALENT AS PER O.B.C. 9.23.1.6.
-2" X 6" (38mm X 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" (38mm X 89mm) STUDS ARE REQUIRED TO BE SPACED @ 12" (300mm) O.C.
-FOR 3 FLOORS SUPPORTED ABOVE, 2" X 6" (38mm X 140mm) STUDS ARE REQUIRED TO BE SPACED @ 12" (300mm) O.C.

22 FRAME WALL CONSTRUCTION @ GARAGE:
O.B.C. 9.23.
-3-1/2" (90mm) FACE BRICK OR 4" (100mm) STONE @ 36'-1" (11m) MAX. HEIGHT
-MIN. 0.03" (0.76mm) THICK, 7/8" (22mm) WIDE CORROSION RESISTANT STRAPS @ MAX. 15 3/4" (400mm) O.C. HORIZONTAL & 23 5/8" (600mm) O.C. VERTICAL SPACING
-PROVIDE WEEP HOLES @ 2'-7" (800mm) O.C. @ BTM. COURSE & OVER OPENINGS
-BASE FLASHING UP TO 5 7/8" (150mm) BEHIND WALL SHEATHING MEMBRANE (O.B.C. 9.20.13.6.(2))
-BRICK OR STONE SILLS UNDER OPENINGS, FLASHING UNDER
-1" (25mm) AIR SPACE
-WALL SHEATHING MEMBRANE AS PER O.B.C. 9.27.3.2.
-1/4" (6mm) PLYWOOD (EXTERIOR TYPE) OR EQUIVALENT AS PER O.B.C. 9.23.1.6.
-2" X 6" (38mm X 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" (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.

23 FRAME WALL CONSTRUCTION @ GARAGE:
O.B.C. 9.23.
-3-1/2" (90mm) FACE BRICK OR 4" (100mm) STONE @ 36'-1" (11m) MAX. HEIGHT
-MIN. 0.03" (0.76mm) THICK, 7/8" (22mm) WIDE CORROSION RESISTANT STRAPS @ MAX. 15 3/4" (400mm) O.C. HORIZONTAL & 23 5/8" (600mm) O.C. VERTICAL SPACING
-PROVIDE WEEP HOLES @ 2'-7" (800mm) O.C. @ BTM. COURSE & OVER OPENINGS
-BASE FLASHING UP TO 5 7/8" (150mm) BEHIND WALL SHEATHING MEMBRANE (O.B.C. 9.20.13.6.(2))
-BRICK OR STONE SILLS UNDER OPENINGS, FLASHING UNDER
-1" (25mm) AIR SPACE
-WALL SHEATHING MEMBRANE AS PER O.B.C. 9.27.3.2.
-1/4" (6mm) PLYWOOD (EXTERIOR TYPE) OR EQUIVALENT AS PER O.B.C. 9.23.1.6.
-2" X 6" (38mm X 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" (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.

24 FRAME WALL CONSTRUCTION @ GARAGE:
O.B.C. 9.23.
-3-1/2" (90mm) FACE BRICK OR 4" (100mm) STONE @ 36'-1" (11m) MAX. HEIGHT
-MIN. 0.03" (0.76mm) THICK, 7/8" (22mm) WIDE CORROSION RESISTANT STRAPS @ MAX. 15 3/4" (400mm) O.C. HORIZONTAL & 23 5/8" (600mm) O.C. VERTICAL SPACING
-PROVIDE WEEP HOLES @ 2'-7" (800mm) O.C. @ BTM. COURSE & OVER OPENINGS
-BASE FLASHING UP TO 5 7/8" (150mm) BEHIND WALL SHEATHING MEMBRANE (O.B.C. 9.20.13.6.(2))
-BRICK OR STONE SILLS UNDER OPENINGS, FLASHING UNDER
-1" (25mm) AIR SPACE
-WALL SHEATHING MEMBRANE AS PER O.B.C. 9.27.3.2.
-1/4" (6mm) PLYWOOD (EXTERIOR TYPE) OR EQUIVALENT AS PER O.B.C. 9.23.1.6.
-2" X 6" (38mm X 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" (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.

25 FRAME WALL CONSTRUCTION @ GARAGE:
O.B.C. 9.23.
-3-1/2" (90mm) FACE BRICK OR 4" (100mm) STONE @ 36'-1" (11m) MAX. HEIGHT
-MIN. 0.03" (0.76mm) THICK, 7/8" (22mm) WIDE CORROSION RESISTANT STRAPS @ MAX. 15 3/4" (400mm) O.C. HORIZONTAL & 23 5/8" (600mm) O.C. VERTICAL SPACING
-PROVIDE WEEP HOLES @ 2'-7" (800mm) O.C. @ BTM. COURSE & OVER OPENINGS
-BASE FLASHING UP TO 5 7/8" (150mm) BEHIND WALL SHEATHING MEMBRANE (O.B.C. 9.20.13.6.(2))
-BRICK OR STONE SILLS UNDER OPENINGS, FLASHING UNDER
-1" (25mm) AIR SPACE
-WALL SHEATHING MEMBRANE AS PER O.B.C. 9.27.3.2.
-1/4" (6mm) PLYWOOD (EXTERIOR TYPE) OR EQUIVALENT AS PER O.B.C. 9.23.1.6.
-2" X 6" (38mm X 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" (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.

26 FRAME WALL CONSTRUCTION @ GARAGE:
O.B.C. 9.23.
-3-1/2" (90mm) FACE BRICK OR 4" (100mm) STONE @ 36'-1" (11m) MAX. HEIGHT
-MIN. 0.03" (0.76mm) THICK, 7/8" (22mm) WIDE CORROSION RESISTANT STRAPS @ MAX. 15 3/4" (400mm) O.C. HORIZONTAL & 23 5/8" (600mm) O.C. VERTICAL SPACING
-PROVIDE WEEP HOLES @ 2'-7" (800mm) O.C. @ BTM. COURSE & OVER OPENINGS
-BASE FLASHING UP TO 5 7/8" (150mm) BEHIND WALL SHEATHING MEMBRANE (O.B.C. 9.20.13.6.(2))
-BRICK OR STONE SILLS UNDER OPENINGS, FLASHING UNDER
-1" (25mm) AIR SPACE
-WALL SHEATHING MEMBRANE AS PER O.B.C. 9.27.3.2.
-1

REQ. FOR FIRE RATING (LESS THAN 4'-0" LIMITING DISTANCE):
O.B.C. SB-3 WALL = EW15b (STC = N/A, FIRE = 45 MIN)
FOR 45 MINUTE FIRE RATED WALL REQUIREMENTS SUBSTITUTE AND/OR ADD THE FOLLOWING MATERIALS:
-ADD R15 (RS1 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.

17 INTERIOR STUD WALLS:

O.B.C. 1.9.23.10.1.
-2" X 4" (38mmX 89mm) WOOD STUDS @ 16" (400mm) O.C. OR
-2" X 6" (38mmX 140mm) WOOD STUDS @ 16" (400mm) O.C. W/
-DOUBLE 2" X 4" OR 2" X 6" TOP PLATES AND SINGLE BOTTOM PLATE
-1/2" (12.7mm) GYPSUM BOARD BOTH SIDES.

18 BEARING STUD WALL (BASEMENT):

-2" X 4" (38mmX 89mm) WOOD STUDS @ 16" (400mm) O.C. OR
-2" X 6" (38mmX 140mm) WOOD STUDS @ 16" (400mm) O.C. W/
-DBL. 2" X 4" OR 2" X 6" TOP PLATE.
-2" X 4" OR 2" X 6" BOTTOM PLATE ON DAMPROORING 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

19 PARTY WALL - BLOCK:

O.B.C. SB-3 WALL = B4e (STC = 57, FIRE = 2 HR)
-MIN. 1HR FIRE-RESISTANCE RATING CONTINUOUS FROM TOP OF FOOTINGS TO THE U/S OF ROOF DECK
-SPACE BETWEEN TOP OF WALL & ROOF DECK SHALL BE TIGHTLY FILLED W/ MINERAL WOOL OR NONCOMBUSTIBLE MATERIAL & CAULKED TO PREVENT SMOKE PASSAGE

-1/2" (12.7mm) GYPSUM BOARD W/ TAPED JOINTS BOTH SIDES
-2" X 2" (38mmX 38mm) WOOD STRAPPING @ 24" (600mm) O.C. BOTH SIDES
-2" X 4" (38mmX 89mm) WOOD STUDS @ 16" (400mm) O.C. OF THE CAVITY.
-ABSORPTIVE MATERIAL ON BOTH SIDES FILLING A MINIMUM OF 90% OF THE CAVITY.
-7 1/2" (190mm) HOLLOW BLOCK (NORMAL WEIGHT AGGREGATE)
-STAGGER JOISTS & BEAMS MIN. 3 1/2" (90mm) @ PARTY WALLS AS PER O.B.C. 9.10.9.9 (1) & TABLE 2.1.1. SB-2
-ACOUSICAL SEALANT AS PER O.B.C. SB-3 (NOTE [2] TO TABLE 1)

19a PARTY WALL - BLOCK (AGAINST GARAGE):

O.B.C. SB-3 WALL = B5c (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" (38mmX 89mm) WOOD STRAPPING @ 16" (400mm) O.C.
-R20 (RS1 3.52) RIGID INSULATION
-7 1/2" (190mm) HOLLOW BLOCK (NORMAL WEIGHT AGGREGATE)
-1/2" (12.7mm) GYPSUM BOARD @ WALL & U/S OF CEILING BETWEEN HOUSE AND GARAGE
-TAPE AND SEAL ALL JOINTS GAS TIGHT

REG. INSULATION VALUES:

INSULATION VALUES PROVIDED BY CAN/CSA-F280-M90
-RIGID INSULATION = 20.00
-LOW DENSITY CONCRETE BLOCK = 1.70
-WOOD FRAME W/ GYPSUM = 2.72
-AIR FILM - MOVING = 0.68
-AIR FILM - STILL = 0.17
TOTAL "R" VALUE = 25.27

19b FIREWALL:

O.B.C. 9.10.11. & 3.1.10. & SB-3 WALL = B4e (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" (38mmX 38mm) WOOD STRAPPING @ 24" (600mm) O.C. ON BOTH SIDES OF WALL

-SOUND ABSORPTIVE MATERIAL EACH SIDE FILLING 90% OF THE CAVITY
-7 1/2" (190mm) CONC. BLOCK, MIN. 2 HR. FIRE-RESISTANT RATING
-EVERY FIREWALL SHALL BE CONTINUOUS THROUGH ALL BUILDING STOREYS
-STAGGER JOISTS & BEAMS MIN. 5" (130mm) @ FIRE WALLS AS PER O.B.C. 9.10.9.9 (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. 3.1.10.4.11)
-WHERE THE DIFFERENCE IN HEIGHT BETWEEN ADJACENT ROOFS IS GREATER THAN 9'10" (3m), WALL NEED NOT EXTEND PAST UPPER ROOF SURFACE PER O.B.C. 3.1.10.4.12)

20 PARTY WALL - FOUNDATION:

O.B.C. 9.15.4.2.
-7 7/8" (200mm) SOLID CONC. FOUNDATION WALL @ 2200psi (15MPa)
-COMPRESSIVE STRENGTH AFTER 28 DAYS
-FOUNDATION WALL TO REST ON FOOTING PER GENERAL NOTE #2

21 PARTY WALL - WOOD STUD:

O.B.C. SB-3 WALL = W13d1 (STC = 57, FIRE = 1 HR)
-MIN. 1HR FIRE-RESISTANCE RATING CONTINUOUS FROM TOP OF FOOTINGS TO THE U/S OF ROOF DECK
-2 ROWS 2"X4" (38mmX 89mm) STUDS @ 16" (400mm) O.C. W/ SEPARATE 2" X 4" (38mmX 89mm) BOTTOM PLATE & SEPARATE DOUBLE 2" X 4" (38mmX 89mm) TOP PLATES
-SOUND ABSORPTIVE MATERIAL ON BOTH SIDES FILLING A MINIMUM OF 90% OF THE CAVITY.
-5/8" (16mm) TYPE 'X' GYPSUM BOARD BOTH SIDES W/ JOINTS TAPED & FILLED.

-ACOUSICAL SEALANT AS PER O.B.C. SB-3 (NOTE [2] TO TABLE 1)
NOTE - SUPPORT FOR 2 + 3 FLOORS ABOVE - O.B.C. 1.9.23.10.1. =
-FOR 2 FLOORS SUPPORTED ABOVE, 2" X 4" (38mmX 89mm) STUDS ARE REQUIRED TO BE SPACED @ 12" (300mm) O.C.
-FOR 3 FLOORS SUPPORTED ABOVE, 2" X 6" (38mmX 140mm) STUDS ARE REQUIRED TO BE SPACED @ 12" (300mm) O.C.
-IF 2"X6" STUDS ARE USED AT STAIR OPENING CONTINUE TO USE ON REMAINING FLOORS AT THE STAIR OPENING AT 16" O.C.

22 GARAGE WALL & CEILING:

O.B.C. 9.10.9.16.(3)
-1/2" (12.7mm) GYPSUM BOARD ON BOTH SIDES OF WALL & U/S OF CEILING
-TAPE AND SEAL ALL JOINTS GAS TIGHT
-R22 (RS1 3.87) INSULATION IN WALLS
-R31 (RS1 5.41) INSULATION IN CEILINGS W/ FLOOR ABOVE
-CONTINUOUS AIR/VAPOUR BARRIER IN CONFORMANCE W/ O.B.C. 9.25.3. & 9.25.4. FOR FLOOR ABOVE
-INSULATION AROUND DUCTS AND PIPING NOT TO ENCROACH MIN. REQUIRED GARAGE AREA (REFER TO MUNICIPAL STANDARDS).
-1/2" (12.7mm) GYPSUM BOARD
-ROOF FRAMING MEMBERS ARE FASTENED TO TOP PLATES WITH 4 - 3 1/4" (82mm) TOE NAILS
-BOTTOM PLATES ARE FASTENED TO FLOOR JOISTS. BLOCKING OR RIM JOIST WITH 3 1/4" (82mm) NAILS AT 7 7/8" (200mm) O.C.

22a WALLS ADJACENT TO ATTIC SPACE:

-1/2" (12.7mm) GYPSUM BOARD
-CONTINUOUS AIR/VAPOUR BARRIER IN CONFORMANCE W/ O.B.C. 9.25.3. & 9.25.4.
-2" X 6" (38mmX 140mm) WOOD STUDS @ 16" (400mm) O.C.
-R22 (RS1 3.87) INSULATION
-1/2" (12.7mm) GYPSUM BOARD OR 1/4" (6mm) PLYWOOD SHEATHING ON ATTIC SIDE.
-ATTIC ACCESS TO BE PROVIDED AS PER O.B.C. 9.19.2.1.

23 DOUBLE VOLUME WALLS:

O.B.C. 9.23.10.1.
-3/8" (9.5mm) PLYWOOD, OSB OR WATERBOARD SHEATHING
REFER TO PLAN FOR STUD SPECIFICATION
-STUDS FASTENED AT TOP & BOTTOM WITH 3/1 3/4" (82mm) TOE NAILS
-DOUBLE TOP PLATES FASTENED TOGETHER WITH 3" (76mm) AT 7 7/8" (200mm) O.C.
-SOLID BRIDGING AT 3'-1" (1200mm) O.C.
-MIN. R22 (RS1 3.87) INSULATION [ZONE 1] OBC SB-12 T.3.1.1.2.A.)
-CONTINUOUS AIR/VAPOUR BARRIER IN CONFORMANCE WITH O.B.C. 9.25.3. & 9.25.9.

CLIENT SPECIFIC REVISIONS

CLIENT SPECIFIC REVISIONS

24 EXPOSED ROOF:
FLOOR AS PER NOTE # 28
-CONTINUOUS AIR/VAPOUR BARRIER IN CONFORMANCE W/ O.B.C. 9.25.3. & 9.25.4.
-R31 (RS1 5.46) INSULATION
-VENTED ALUMINUM SOFFIT

24a SUNKEN FINISHED AREAS:

-USE SOLID BUILT-UP WOOD BEARING POST TO SUPPORT SUNKEN AREA AT FOUNDATION WALLS. EXTEND FOOTINGS TO SUPPORT POSTS.
-WHERE GRADING CONDITIONS WILL ALLOW, CHECK FOUNDATION WALLS INSTEAD OF USING BEARING POSTS.
-FLOOR STRUCTURE AS PER NOTE # 28.

25 DOUBLE MASONRY W/TH THE WALL:

O.B.C. 9.20.8.2.
-3 1/2" MASONRY VENEER ON 2" MORTAR JOINT ON 3 1/2" MASONRY VENEER
-W/THES 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.

25a CORBEL MASONRY VENEER:

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

FLOOR ASSEMBLIES:

26 SILL PLATE:

O.B.C. 9.23.7.
-2" X 4" (38mm X 89mm) PLATE
-1/2" (12.7mm) DIA. ANCHOR BOLTS @ 7'-10" (2400mm) O.C. FASTENED TO PLATE W/ NUTS AND WASHERS & SHALL BE EMBEDDED NOT LESS THAN 4" (100mm) INTO FOUNDATION WALL.
-SILL PLATE TO BE CAULKED, OR PLACED ON A LAYER NOT LESS THAN 1" (25mm) THICK BEFORE COMPRESSING, OR FOAM GASKET, OR PLACED ON FULL BED OF MORTAR.

27 BRIDGING & STRAPPING:

O.B.C. 9.23.9.4.
a) STRAPPING
-1" X 3" (19mmX 64mm) NAILED TO U/S OF JOISTS @ MAX. 6'-11" (2100mm) O.C.
-FASTENED TO SILL OR HEADER @ ENDS
b) BRIDGING
-1" X 3" (19mmX 64mm) OR 2" X 2" (38mmX 38mm) CROSS BRIDGING @ MAX. 6'-11" (2100mm) O.C.
c) BRIDGING & STRAPPING
-a) & b) USED TOGETHER OR
-1 1/2" (38mm) SOLID BLOCKING @ MAX. 6'-11" (2100mm) O.C. USED WITH STRAPPING [a]
d) FURRING OR PANEL TYPE CEILING
-STRAPPING NOT REQUIRED IF FURRING STRIPS OR PANEL TYPE CEILING FINISH IS ATTACHED DIRECTLY TO JOISTS.

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

28 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" (600mm) X 23 5/8" (600mm) 10M DOWELS @ 23 5/8" (600mm) O.C.
-IF A COLD CELLAR IS LOCATED BELOW THE SLAB, SUPPORT ON FOUNDATION WALLS NOT TO EXCEED 8'-2"

28a 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 #34g
-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 (RS1 5.46) INSULATION BETWEEN JOISTS
-ADD CONTINUOUS AIR/VAPOUR BARRIER IN CONFORMANCE W/ O.B.C. 9.25.3. & 9.25.4.
-ADD 1/2" (12.7mm) GYPSUM BOARD W/ PAINTED CEILING OR
-ADD 5/8" (15.9mm) GYPSUM BOARD W/ TEXTURED CEILING (O.B.C. 1.9.29.5.3.)

28b EXTERIOR FLAT ROOF ASSEMBLY:

-SINGLE PLY WATERPROOF ROOF MEMBRANE OR EQUIVALENT INSTALLED PER MANUFACTURER'S SPECIFICATIONS.
-1 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 (RS1 5.46) INSULATION BETWEEN JOISTS
-ADD CONTINUOUS AIR/VAPOUR BARRIER IN CONFORMANCE W/ O.B.C. 9.25.3. & 9.25.4.
-ADD 1/2" (12.7mm) GYPSUM BOARD W/ PAINTED CEILING OR
-ADD 5/8" (15.9mm) GYPSUM BOARD W/ TEXTURED CEILING (O.B.C. 1.9.29.5.3.)

ROOF ASSEMBLIES

TYPICAL ROOF:

O.B.C. 9.26.
-NO. 210 (50. 5KG/m2) ASPHALT SHINGLES
-FOR ROOFS BETWEEN 4:12 & 8:12 PITCH PROVIDE EAVES PROTECTION TO EXTEND UP THE ROOF SLOPE MIN. 2'-11" (900mm) FROM EDGE TO A LINE NOT LESS THAN 12" (300mm) PAST THE INSIDE FACE OF EXTERIOR WALL.
-EAVES PROTECTION 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 BRACING AS PER TRUSS MANUFACTURER
-EAVESTROUGH ON PREFINISHED FASCIA AND VENTED SOFFIT [VINYL OR ALUMINUM]
-ATTIC VENTILATION 1:300 OF INSULATED CEILING AREA WITH, 50% AT SOFFIT.

23a CEILING:

-R40 (RS1 10.56) INSULATION
-CONTINUOUS AIR/VAPOUR BARRIER IN CONFORMANCE W/ O.B.C. 9.25.3. & 9.25.4.
-1/2" (12.7mm) GYPSUM BOARD W/ PAINTED CEILING OR
-5/8" (15.9mm) GYPSUM BOARD W/ TEXTURED CEILING (O.B.C. 1.9.29.5.3.)

23b VAULTED OR CATHEDRAL CEILING:

O.B.C. 9.26. & TABLE A4
-NO. 210 (50. 5KG/m2) ASPHALT SHINGLES
-FOR ROOFS BETWEEN 4:12 & 8:12 PITCH PROVIDE EAVES PROTECTION TO EXTEND UP THE ROOF SLOPE MIN. 2'-11" (900mm) FROM EDGE TO A LINE NOT LESS THAN 12" (300mm) PAST THE INSIDE FACE OF EXTERIOR WALL.
-EAVES PROTECTION LAID BENEATH STARTER STRIP.
-EAVE PROTECTION NOT REQUIRED OVER UNHEATED SPACES OR WHERE ROOF SLOPES ARE 8:12 OR GREATER PER O.B.C. 9.26.5.1.
-STARTER STRIP AS PER O.B.C. 9.26.7.2.
-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.

-2"x8" (38mm x 184mm) @ 16" O.C. W/ 2"x2" (38mm x 38mm) CROSS PURLINS @ 24" O.C. MAX. SPAN 13'-3" (4050mm) OR
-2"x10" (38mm x 235mm) @ 16" O.C. W/ 2"x2" (38mm x 38mm) CROSS PURLINS @ 24" O.C. MAX. SPAN 17'-0" (5180mm)
-R31 (RS1 5.46) INSULATION
-MIN. 3" CLEARANCE FROM U/S OF ROOF SHEATHING TO INSULATION
-CONTINUOUS AIR/VAPOUR BARRIER IN CONFORMANCE WITH O.B.C. 9.25.3. & 9.25.4.
-1/2" (12.7mm) GYPSUM BOARD

CONVENTIONAL FRAMING:

O.B.C. TABLE A6 OR A7
-2" X 6" (38mm X 140mm) RAFTERS @ 16" (400mm) O.C. MAX. SPAN 12'-9" (3890mm)
-2"X4" (38mm X 89mm) COLLAR TIES AT MIDSPANS
-CEILING JOISTS TO BE 2" X 6" (38mmX 140mm) @ 16" (400mm) O.C.
-IF OTHERWISE NOTED.
-HIP & VALLEY RAFTERS TO BE MIN. 2" (50mm) LARGER THAN COMMON RAFTERS & MIN. 1 1/2" (38mm) THICK.

ATTIC ACCESS HATCH:

OBC 9.19.2.1. & SB-12.3.1.1.8.(1)
-19 3/4" X 27 1/2" (500mm X 700mm) ATTIC HATCH WITH WEATHERSTRIPPING & BACKED W/ R20 (RS1 3.52) INSULATION.

GENERAL:

PRIVATE STAIRS:

O.B.C. 9.8.4.
-MAX. RISE = 7-7/8" (200mm)
-MIN. RUN = 8-1/4" (210mm)
-MIN. TREAD = 9-1/4" (235mm)
-MAX. NOSING = 1" (25mm)
-MIN. HEADROOM = 6'-5" (1950mm)
-MIN. WIDTH (BETWEEN WALL FACES) = 2'-10" (660mm)
-MIN. WIDTH (BETWEEN GUARDS) = 2'-11" (900mm)

ANGLED TREADS:

-MIN. RUN = 7-7/8" (200mm)
-MIN. AVG. RUN = 7-7/8" (200mm)
-FINISHED RAILING ON WOOD PICKETS MAX. 4" BETWEEN PICKETS
-EXTERIOR CONC. STEPS TO HAVE MIN. 9 1/4" (235mm) TREAD & MAX. 7 7/8" (200mm) RISE
-FOUND. WALL REQUIRED WHEN NUMBER OF RISERS EXCEEDS 2
-FTG. FOR FOUND. WALL TO BE MIN. 4'-0" (1220mm) BELOW GRADE

HANDRAILS:

O.B.C. 9.8.7
-ONE HANDRAIL REQUIRED WHERE STAIR WIDTH IS LESS THAN 3'-7" (1100mm)
-TWO HANDRAILS REQUIRED WHERE STAIR WIDTH EXCEEDS 3'-7" (1100mm)
-ONE HANDRAIL IS REQUIRED ON CURVED STAIRS OF ANY WIDTH WITHIN DWELLING UNITS
-HANDRAILS ARE TO BE CONTINUOUS EXCEPT WHERE INTERRUPTED BY DOORWAYS, LANDINGS OR POSTS AT CHANGES IN DIRECTION

HEIGHT:

O.B.C. 9.8.7.4
-2'-10" (665mm) MIN. TO 3'-2" (965mm) MAX.
-3'-0" (1070mm) WHERE GUARDS ARE REQUIRED ON LANDINGS
-MEASURED VERTICALLY FROM THE TOP OF THE HANDRAIL TO A STRAIGHT LINE DRAWN FROM THE TANGENT TO THE TREAD NOSING

PROJECTIONS:

O.B.C. 9.8.7.6
-HANDRAILS AND PROJECTIONS BELOW HANDRAILS INCLUDING STEP STRINGERS TO PROJECT A MAXIMUM OF 4" (100mm) INTO THE REQUIRED WIDTH OF THE STAIR

PUBLIC STAIRS:

O.B.C. 9.8.4.
-MAX. RISE = 7-3/32" (180mm)
-MIN. RUN = 11" (280mm)
-MIN. TREAD = 1" (25mm)
-MAX. NOSING = 1" (25mm)
-MIN. HEADROOM = 6'-9" (2050mm)
-MIN. WIDTH (BETWEEN GUARDS) = 2'-11" (900mm)

-TEXT STAIRS BETWEEN GUARDS
-FINISHED RAILING ON WOOD PICKETS MAX. 4" BETWEEN PICKETS
-FOUND. WALL REQUIRED WHEN NUMBER OF RISERS EXCEEDS 2
-FTG. FOR FOUND. WALL TO BE MIN. 4'-0" (1220mm) BELOW GRADE

HANDRAILS:

O.B.C. 9.8.7
-ONE HANDRAIL REQUIRED WHERE STAIR WIDTH IS LESS THAN 3'-7" (1100mm)
-TWO HANDRAILS REQUIRED WHERE STAIR WIDTH EXCEEDS 3'-7" (1100mm)
-TWO HANDRAILS ARE REQUIRED ON CURVED STAIRS OF ANY WIDTH
-HANDRAILS ARE TO BE CONTINUOUS INCLUDING AT LANDINGS EXCEPT WHERE INTERRUPTED BY DOORWAYS OR NEWEL POSTS AT CHANGES IN DIRECTION

HEIGHT:

O.B.C. 9.8.7.4
-2'-10" (665mm) MIN. TO 3'-2" (965mm) MAX.
-3'-0" (1070mm) WHERE GUARDS ARE REQUIRED ON LANDINGS
-MEASURED VERTICALLY FROM THE TOP OF THE HANDRAIL TO A STRAIGHT LINE DRAWN FROM THE TANGENT TO THE TREAD NOSING

PROJECTIONS:

O.B.C. 9.8.7.6
-HANDRAILS AND PROJECTIONS BELOW HANDRAILS INCLUDING STEP STRINGERS TO PROJECT A MAXIMUM OF 4" (100mm) INTO THE REQUIRED WIDTH OF THE STAIR

TERMINATION:

O.B.C. 9.8.7.3
-ONE HAND RAIL SHALL EXTEND HORIZONTALLY NOT LESS THAN 11 3/4" (300mm) BEYOND THE TOP & BOTTOM OF EACH STAIR

FINISH:

O.B.C. 9.8.8.6
-TREADS ARE TO BE WEAR AND SLIP RESISTANT, SMOOTH, EVEN AND FREE FROM DEFECTS PER OBC 9.8.9.6.(4)
-STAIRS AND RAMPS SHALL HAVE A COLOUR CONTRAST OR DISTINCTIVE VISUAL PATTERN TO DEMARCATE THE LEADING EDGE OF THE TREADS, LANDING AND THE BEGINNING AND END OF A RAMP.

INTERIOR GUARDS:

O.B.C. SB-7 & 9.8.8.3
-GUARDS TO BE 3'-4" (1070mm) HIGH
-FOR DWELLING UNITS GUARDS TO BE A MIN. OF 2'-11" (900mm) HIGH
-INCLUDES WINDOWS OVER STAIRS, RAMPS AND LANDINGS
-PICKETS TO HAVE 4" (100mm) MAX. SPACING
-GUARDS FOR FLIGHTS OF STEPS [EXCEPT EXIT STAIRS] TO BE 2'-11" (900mm) HIGH

EXTERIOR GUARDS:

O.B.C. SB-7 & 9.8.8.3
-GUARDS ARE REQUIRED WHEN WALKING SURFACE TO GRADE IS GREATER THAN 23 7/8" (600mm).
-GUARDS TO BE 3'-4" (1070mm)
-FOR DWELLING UNITS GUARDS TO BE A MIN. OF 2'-11" (900mm) HIGH
-FOR DWELLING UNITS GUARDS TO BE 3'-4" (1070mm) HIGH WHERE WALKING SURFACE IS MORE THAN 5'-11" (1800mm) ABOVE ADJACENT GRADE.
-PICKETS TO HAVE 4" (100mm) MAX. SPACING
-PROVIDE MID-SPAN POSTS AS PER SB-7
-GUARDS FOR FLIGHTS OF STEPS [EXCEPT EXIT STAIRS] TO BE 2'-11" (900mm) HIGH

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		2. REVISED AS PER ENG. COMMENTS	SEPT. 27-2017	HAZ	NC	PROJECT NUMBER
		3. ISSUED FOR FINAL	OCT-08-2017	SB	NC	16062
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360 EXTERIOR GUARDS @ JULIET BALCONY:

- FOR RAILING SPANNING MAXIMUM OF 6'-0".
- CONFORM WITH O.B.C. APPENDIX A-9.8.8.5.
- GUARDS TO BE 3'-6" (1070mm)
- FOR DWELLING UNITS GUARDS TO BE 2'-1 1/2" (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.
- JUNEN CLOSET 4 SHELVES MIN. 1'-2" (350mm) DEEP
- WASHROOMS TO BE MECHANICALLY VENTED TO PROVIDE AT LEAST ONE AIR CHANGE PER HOUR, O.B.C.- 9.32.1.3.(3)
- CAPPED DRYER VENT

40 -1"X2" (19mmX38mm) BOTH SIDES OF STEEL.

- 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

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 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
- 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" (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.

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" 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 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. 9.5.2.3.
- 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)(c)&(c) & 3.8.3.13.(2)(f) & 3.8.3.13.(4)(c)
- GRAB BARS TO BE INSTALLED AS PER O.B.C. 9.8.7.7.(2)

FRAME CONSTRUCTION:

- ALL FRAMING LUMBER TO BE No.1 AND No. 2 SPF UNLESS NOTED OTHERWISE.
- ROOF LOADING IS BASED ON 1.5KPa 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

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 46/47	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")	WD8 4/2" X 12" SPR
C 760x2030x35 (2'6"x6'8"x1'-3/8")	WD9 5/2" X 12" SPR
D 710x2030x35 (2'4"x6'8"x1'-3/8")	
E 460x2030x35 (1'6"x6'8"x1'-3/8")	
F 610x2030x35 (2'0"x6'8"x1'-3/8")	
G OVER SIZED EXTERIOR DOOR. REFER TO ELEVATIONS FOR SIZE	
	LINTELS
	L10 4-7/8" X 3-1/2" X 5/16" L
	L11 4-7/8" X 3-1/2" X 3/8" L
	L12 4-7/8" X 3-1/2" X 1/2" 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
	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	POINT LOAD
VENTS AND INTAKES	P.T. PRESSURE TREATED LUMBER	FLAT ARCH
HOSE BIB	G.T. ORDER 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	720	720		
SECOND FLOOR	1059	1081		
TOTAL (ft²)	1779	1801		
DEDUCT O.T.B.	5	5		
TOTAL (ft²)	1774	1796		
FIN. BASEMENT	0	0		
TOTAL (ft²)	1774	1796		
LOFT PLAN	N/A	N/A		
TOTAL (ft²)	1774	1796		
(m²)	164.8	166.9		
COVERAGE (ft²)	1111	1111		
W/O PORCH (m²)	103.2	103.2		
COVERAGE (ft²)	1201	1201		
W/ PORCH (m²)	111.6	111.6		



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◆ CLIENT SPECIFIC REVISIONS

MODEL 37-2 (WAVERLEY)

CLIENT

ESQUIRE HOMES
NORTHGLEN
CLARINGTON, ONTARIO

No. ISSUED OR REVISION COMMENTS

1. UPDATED TO OBC 2017 ENACTMENT

2. REVISED AS PER ENG. COMMENTS

3. ISSUED FOR FINAL

DATE

AUG. 24-2017

SEPT. 27-2017

OCT-03, 2017

SCALE

N/A

PROJECT NUMBER

16062

PAGE

D3

SIGNATURE:

21032

26995

OCTOBER 03, 2017

DATE:

QUALIFIED DESIGNER BCIN:

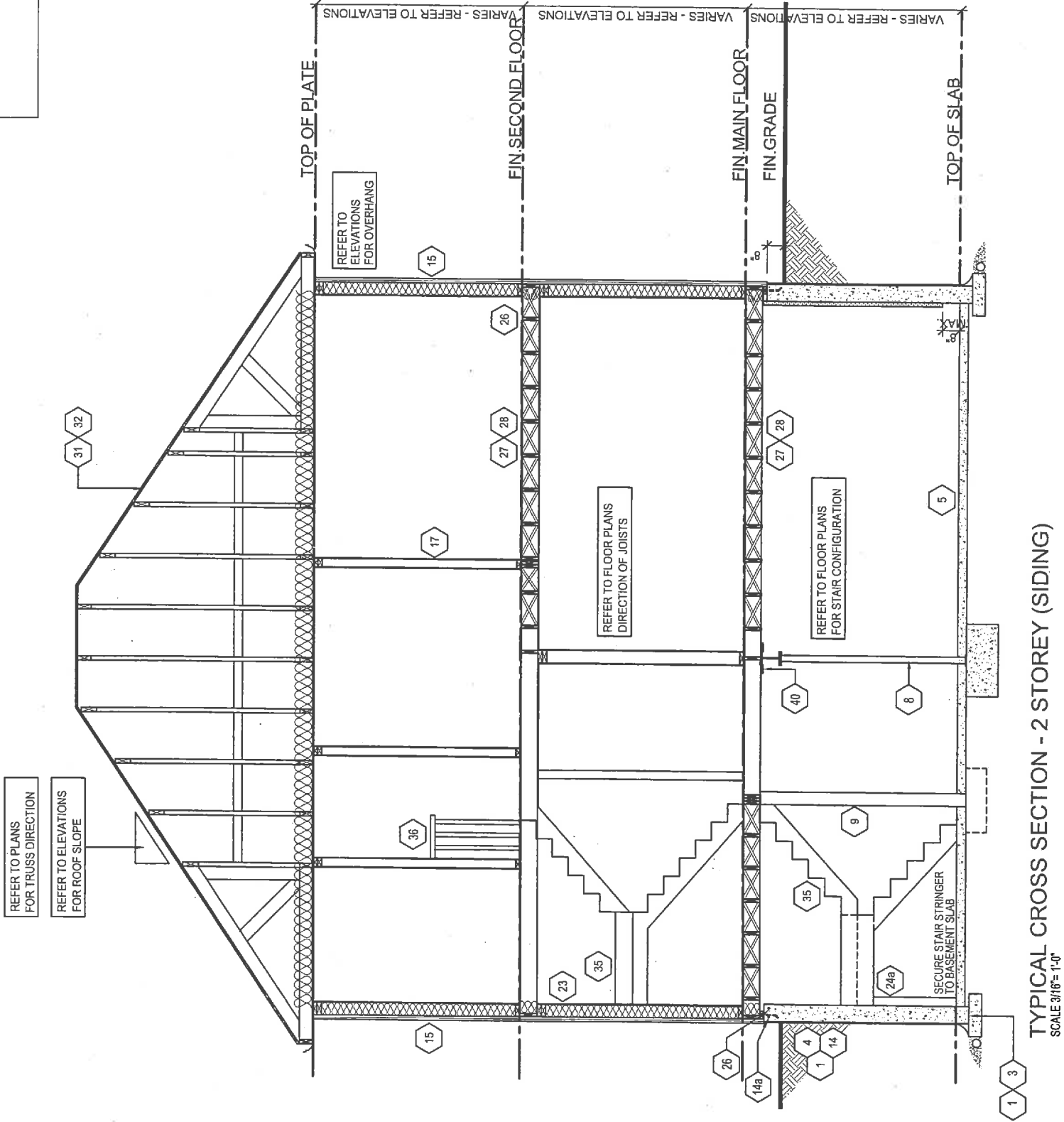
FIRM BCIN:

DATE:

SIGNATURE:

It is the builder's complete responsibility to ensure that all plans submitted for approval comply with the Architectural Guidelines and all applicable 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.



TYPICAL CROSS SECTION - 2 STOREY (SIDING)
SCALE 3/16" = 1'-0"

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OCT 0 5 2017
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 RN design <i>Imagine • Inspire • Create</i> TEL: (905) 738-3177 FAX: (905) 738-5449	MODEL 37-2 (WAVERLEY)	No. 1. 2. 3.	ISSUED OR REVISION COMMENTS UPDATED TO OBC 2017 ENACTMENT REVISED AS PER ENG. COMMENTS ISSUED FOR FINAL	DATE AUG. 24-2017 SEPT. 27-2017 OCT-03, 2017	CHK SB HAZ SB NC	SCALE N/A
	CLIENT 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 SHOWN ON THESE DRAWINGS UNDER DIVISION C, PART 3, SUBSECTION 3.24. OF THE BUILDING CODE. I AM QUALIFIED, AND THE FIRM IS REGISTERED, IN THE APPROPRIATE CLASSES/CATEGORIES.		SIGNATURE:  QUALIFIED DESIGNER BCIN: 21032 FIRM BCIN: 26895 DATE: OCTOBER 03, 2017	
File: C:_RN_Standard\temp\AcPublish_682816062-37-2-FINAL-WAVERLEY.dwg Plotted: Oct 03, 2017 By: JenniferD			PROJECT NUMBER 16062		PAGE D4	