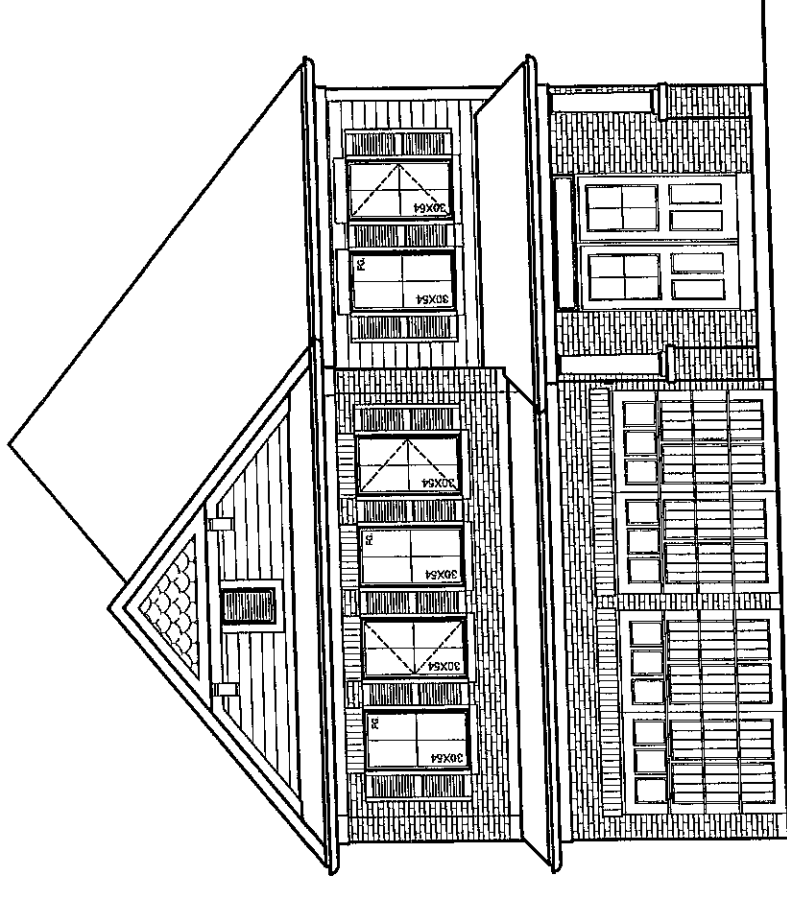




FRONT ELEVATION 'B'

GROSS GLAZING AREA ELEV. 'B'

TOTAL PERIPHERAL WALL AREA	2864.18 SF	266.08 m ²
FRONT GLAZING AREA	65.25 SF	6.06 m ²
LEFT SIDE GLAZING AREA	55.53 SF	5.16 m ²
RIGHT SIDE GLAZING AREA	32.19 SF	2.99 m ²
REAR GLAZING AREA	128.78 SF	11.96 m ²
TOTAL GLAZING AREA	281.75 SF	26.17 m ²
TOTAL GLAZING PERCENTAGE	9.84 %	

ONE COPY OF THE CERTIFIED
GROSS GLAZING AREA ELEV. 'B'
W/ OPT. PORCH & BALCONY IS TO BE MAINTAINED
ON SITE AND REMAIN AVAILABLE

TOTAL PERIPHERAL WALL AREA	2864.18 SF
FRONT GLAZING AREA	65.25 SF
LEFT SIDE GLAZING AREA	55.53 SF
RIGHT SIDE GLAZING AREA	32.19 SF
REAR GLAZING AREA	128.78 SF
TOTAL GLAZING AREA	281.75 SF
TOTAL GLAZING PERCENTAGE	9.84 %

NOTICE TO THE OWNER
The owner of an authorized agent shall notify
the Chief Official at least two (2) business
days prior to each stage of construction for
which notice in advance is required under
the Building Code as amended from time to
time.

DRAWING LIST:

37-8 (HAMPTON) ELEV. 'B'

- T1 TITLE SHEET
- A1 BASEMENT FLOOR ELEV. 'B'
- A2 GROUND FLOOR ELEV. 'B'
- A3 SECOND FLOOR ELEV. 'B'
- A4 FRONT ELEVATION 'B'
- A5 RIGHT SIDE ELEVATION 'B'
- A6 REAR ELEVATION 'B'
- A7 REAR ELEVATION 'B'-W/ BALCONY
- A8 LEFT SIDE ELEVATION 'B'
- A9 PARTIAL PLANS ELEVATION 'B'
- A10 SIDE UPGRADE CONDITION
- A11 PARTIAL PLANS ELEVATION 'B'
- A12 WALKOUT BASEMENT CONDITION
- D1 UPGRADED REAR ELEVATION 'B'
- D2 WALKOUT BASEMENT CONDITION
- D3 CONSTRUCTION SHEET
- D4 CONSTRUCTION SHEET
- D5 CONSTRUCTION SHEET
- D6 TYPICAL SECTION

ESQUIRE HOMES
NORTHGLEN
CLARINGTON, ONTARIO

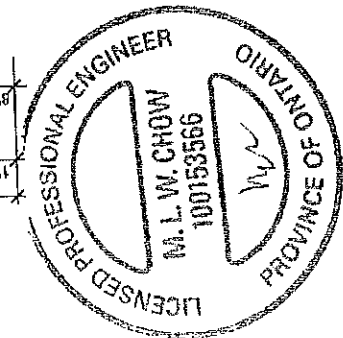
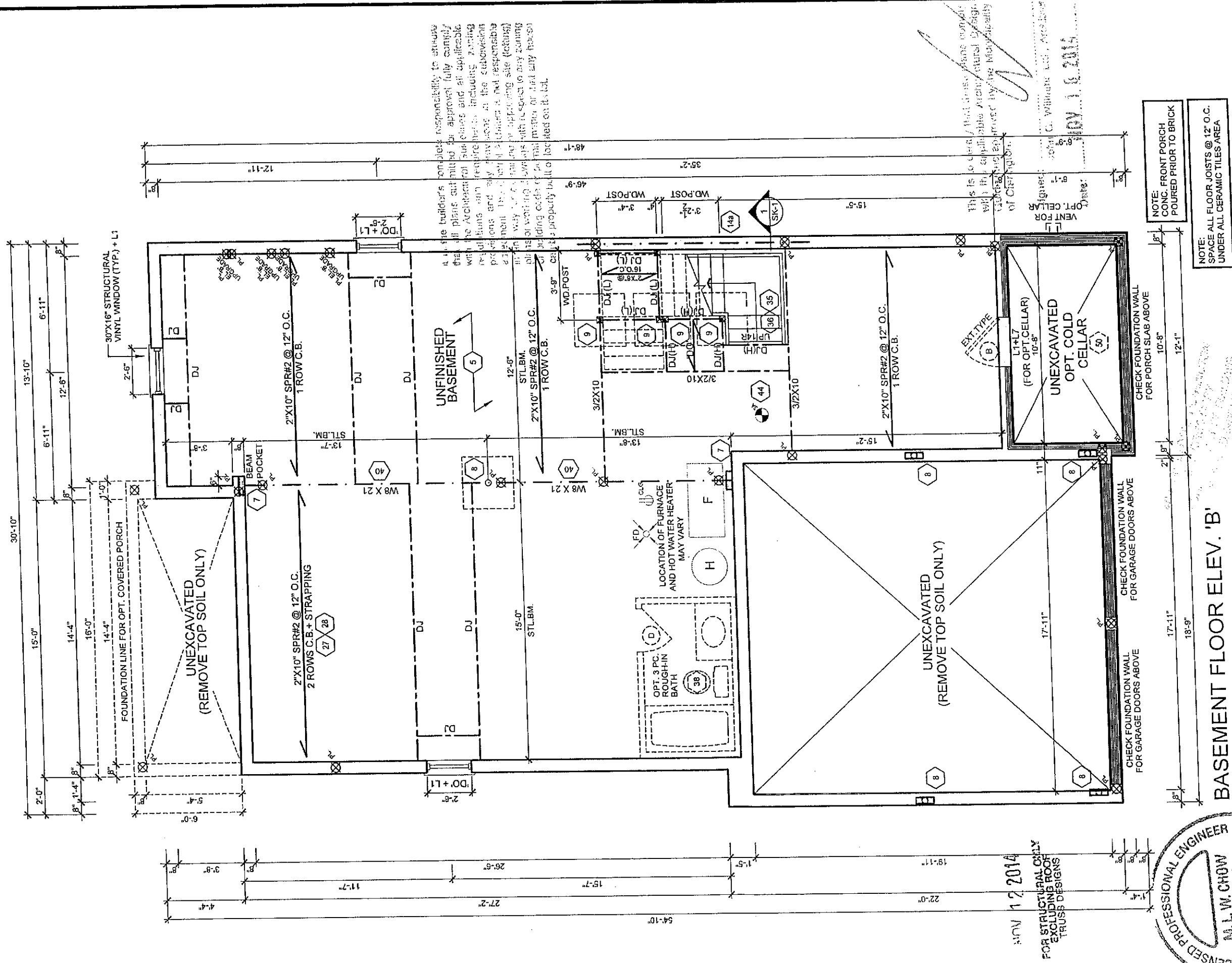


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SUITE 203
VAUGHAN, ON
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FAX: 905-738-5449

CONTACT PERSON:

REVISION COMMENTS:		DATE	DWN	CHK	SCALE
1.	ISSUED FOR CLIENT REVIEW	JUNE 27 2014	VM	NC	AS NOTED
2.	ISSUED FOR CLIENT REVIEW	JUNE 27 2014	VM	NC	PROJECT NO. 08080
3.	TRUSS CO-ORDINATION	SEPT. 29 2014	SB	NC	
4.	ADDED SIDE UPGRADE CONDITION ISSUED FOR CLIENT REVIEW	OCT. 10/14	JD	NC	
THESE DRAWINGS ARE NOT TO BE SCALED. PRIOR TO COMMENCEMENT OF ANY WORK, THE DIMENSIONS MUST BE VERIFIED BY THE CLIENT. ANY DISCREPANCIES MUST BE REPORTED DIRECTLY TO RN DESIGN LTD. REVISED: SEPTEMBER 20, 2013 - RN STAFF IN ACCORDANCE TO SB-12 COMPLIANCE PACKAGE J					
QUALIFIED DESIGNER BCIN: 21032 FIRM BCIN: 26985 DATE: JUNE 27, 2014		SIGNATURE:		T1	



BASEMENT FLOOR ELEV. 'B'



MODEL 37-8 (HAMPTON) ELEV. 'B'

CLIENT ESQUIRE HOMES
NORTHGLEN
CLARINGTON, ONTARIO

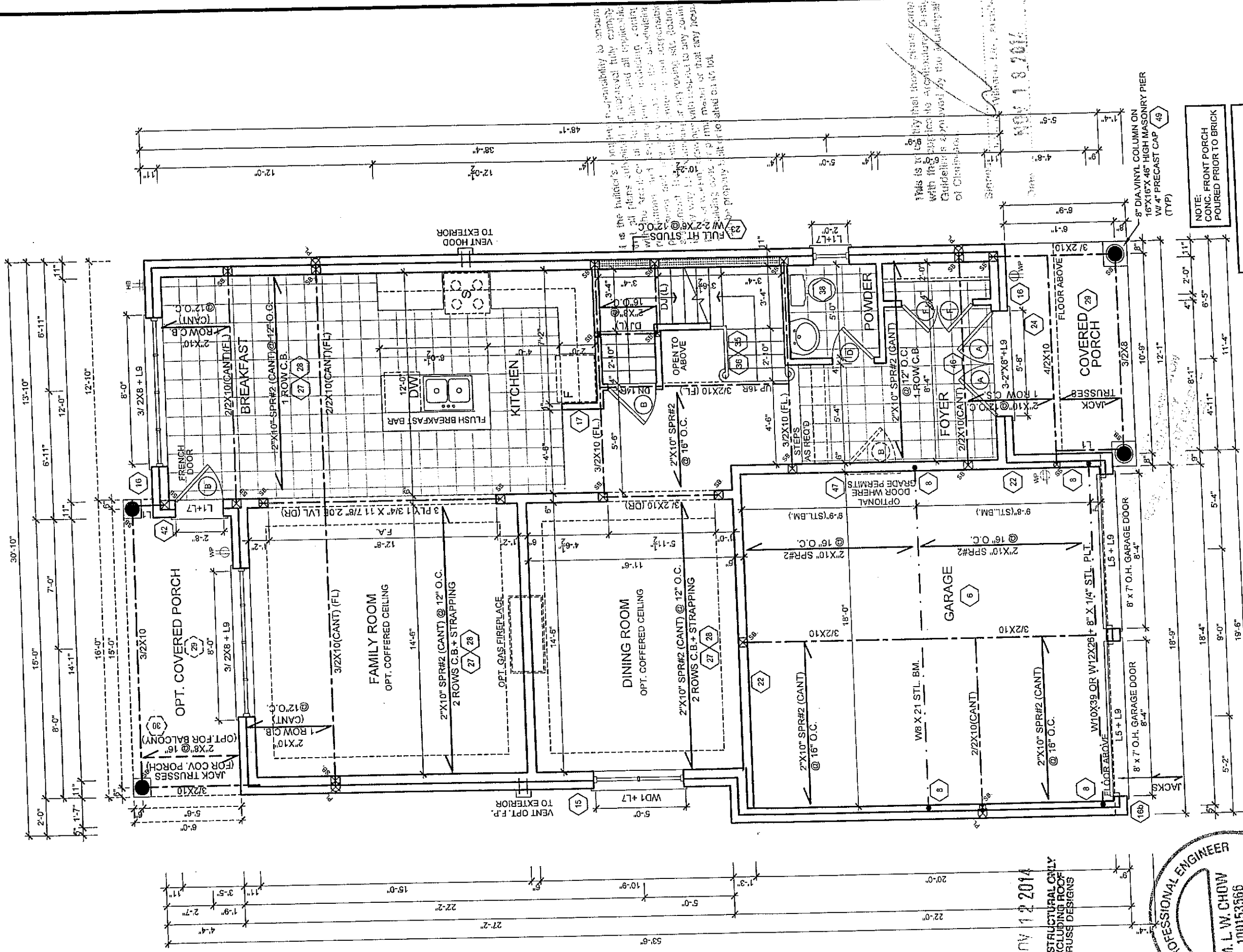
No.	ISSUED OR REVISION COMMENTS	DATE	DWN	CHK	SCALE
1.	ISSUED FOR CLIENT REVIEW	JUNE 27-2014	VM	NC	3/16" = 10"
2.	TRUSS CO-ORDINATION	SEPT. 29-2014	SB	NC	PROJECT NUMBER 08080
4.	ADDED SIDE UPGRADE CONDITION ISSUED FOR CLIENT REVIEW	OCT. 10/14	JD	NC	PAGE

A1

1. NELSON CURIA DECLARE THAT I HAVE REVIEWED AND TAKE DESIGN RESPONSIBILITY FOR THE DESIGN OF THE BUILDING CODE CLASSIFICATIONS AND THE FIRM IS REGISTERED IN THE APPROPRIATE CLASSIFICATIONS

QUALIFIED DESIGNER BCIN: 21032
FIRM BCIN: 26995
DATE: JUNE 27, 2014

SIGNATURE:



GROUND FLOOR ELEV. 'B'

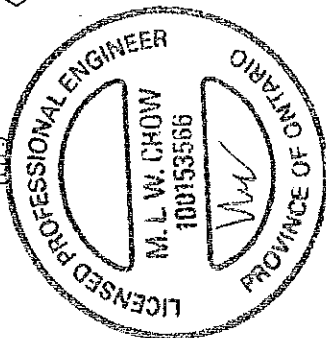
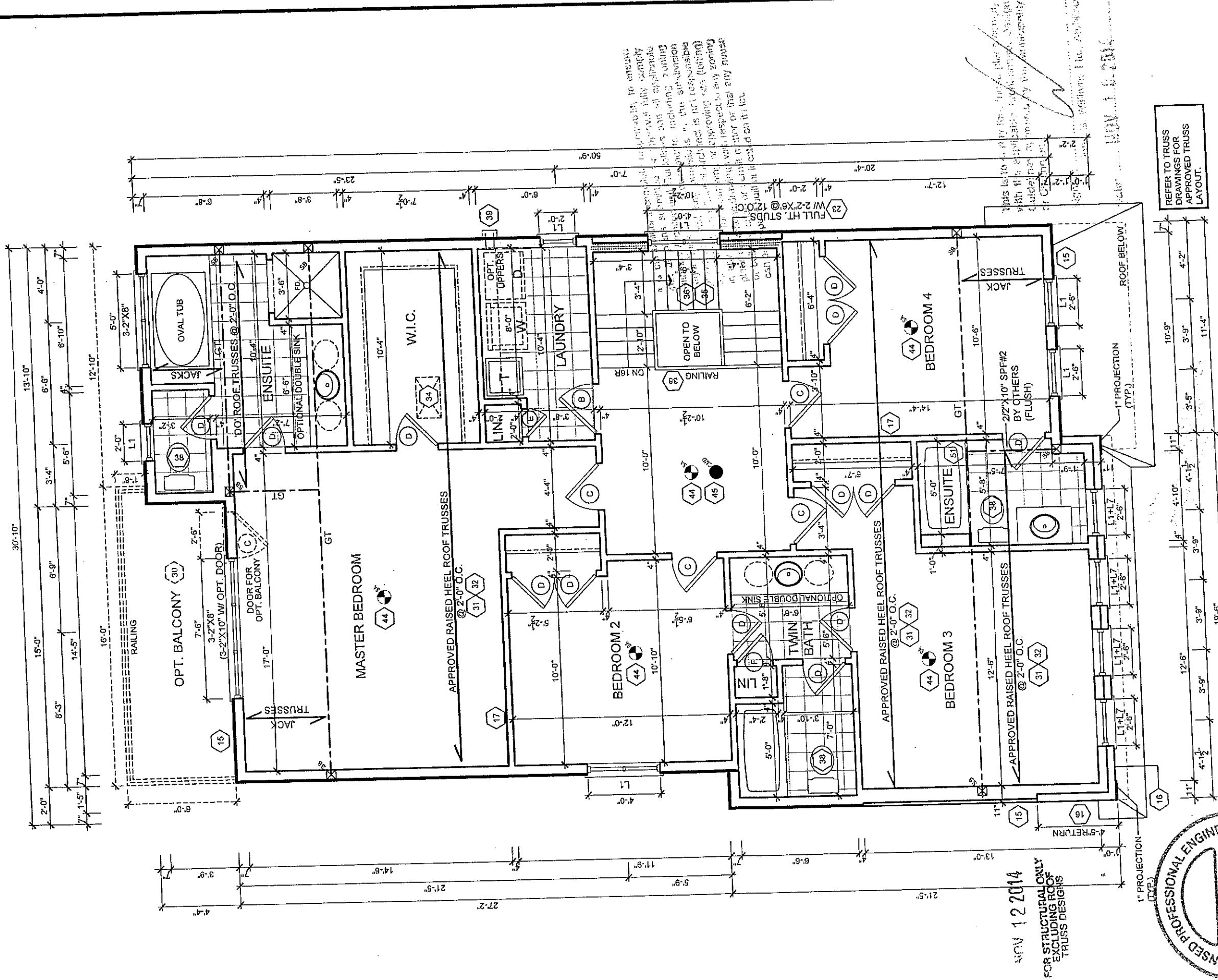
 RN design Imagine • Inspire • Create TEL: (905) 736-3177 FAX: (905) 736-5449	MODEL	37-8 (HAMPTON) ELEV. 'B'		No. ISSUED OR REVISION COMMENTS				DATE	DWN	CHK	SCALE
	CLIENT	1.		ISSUED FOR CLIENT REVIEW			JUNE 27-2014	VM	NC	PROJECT NUMBER 08080	PAGE A2
		2.		TRUSS CO-ORDINATION			SEPT. 29-2014	SB	NC		
		4.		ADDED SIDE UPGRADE CONDITION ISSUED FOR CLIENT REVIEW			OCT. 10/14	JD	NC		
				QUALIFIED DESIGNER BCIN: 21032		SIGNATURE:					
				FIRM BCIN: 26995							
				DATE: JUNE 27, 2014							

I, NELSON CUNHA DECLARE THAT I HAVE REVIEWED AND TAKE DESIGN RESPONSIBILITY FOR THE DRAWINGS ON BEHALF OF RN DESIGN LIMITED UNDER THE REGULATION OF THE PROFESSIONAL DESIGN ACT, 1997, AND THE FIRM IS REGISTERED IN THE APPROPRIATE CLASSIFICATION CATEGORIES

THESE DRAWINGS ARE NOT TO BE RECALLED
AND NO CONTRACTOR PRIOR
REVISIONS MUST BE VERIFIED
BY THE DESIGNER PRIOR TO
ALL COMMENCEMENT OF WORK
DIRECTLY TO RN DESIGN LTD.

THESE DRAWINGS ARE NOT TO BE SCALED.
ALL DIMENSIONS MUST BE VERIFIED BY THE CONTRACTOR PRIOR TO COMMENCEMENT OF WORK.
ALL DIMENSIONS MUST BE REPORTED TO RN DESIGN LTD.
REVISED SEPTEMBER 2013 - RN STAFF IN ACCORDANCE TO 98412 COMPLIANCE PACKAGE 1

File: C:_RN_Standards\ACA 2015\temp\AcPublish_4292\08080-37-8-HAMPTON-FINAL.dwg Plotted: Nov 05, 2014 By: sergey

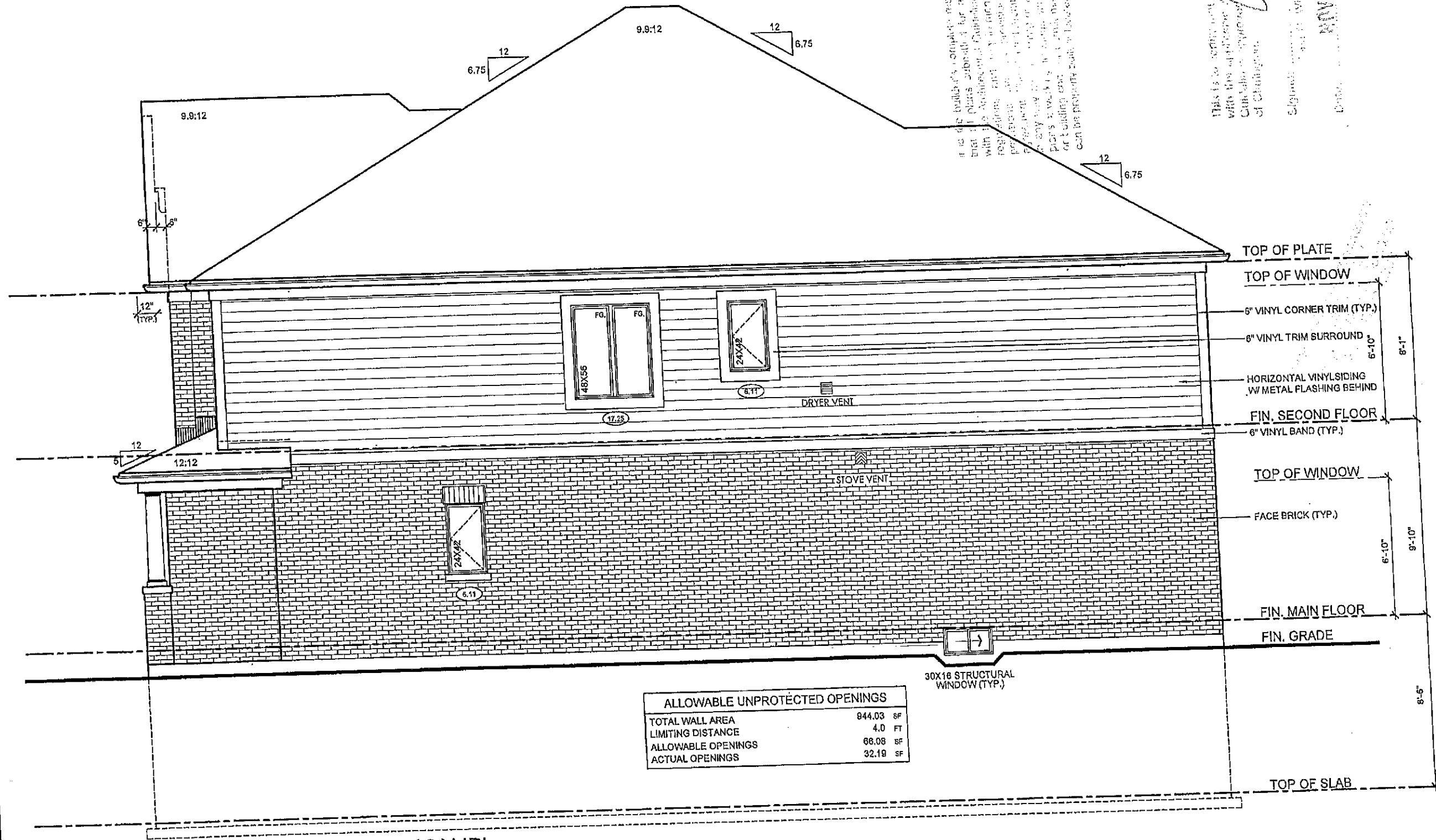


SECOND FLOOR ELEV. 'B'



 RN design <i>Imagine • Inspire • Create</i> TEL: (905) 882-5177 FAX: (905) 738-5449	MODEL 37-8 (HAMPTON) ELEV. 'B'	ISSUED FOR CLIENT REVIEW		JUNE 27-2014	VM	NC	PROJECT NUMBER 08080			
		1.						SB	NC	
		2.		TRUSS CO-ORDINATION					JD	NC
		4.		ADDED SIDE UPGRADE CONDITION ISSUED FOR CLIENT REVIEW						
CLIENT ESQUIRE HOMES NORTHGLEN CLARINGTON, ONTARIO				QUALIFIED DESIGNER BCIN: 21032		SIGNATURE: 				
				FIRM BCIN: 26995		DATE: JUNE 27, 2014				
						A3				

I, NELSON CHOW, DECLARE THAT I HAVE REVIEWED AND TAKE DESIGN RESPONSIBILITY FOR THE DESIGN WORK ON BEHALF OF THE FIRM REGISTERED UNDER DIVISION C, PART 3, SUBSECTION 32.4 OF THE REGULATION OF PROFESSIONAL ENGINEERS ACT, 1991. I AM QUALIFIED, AND THE FIRM IS REGISTERED, IN THE APPROPRIATE CLASS/CLASSES/CATEGORIES.	
THESE DRAWINGS ARE NOT TO BE SCALED. ALL DIMENSIONS MUST BE VERIFIED BY CONTRACTOR PRIOR TO COMMENCEMENT OF ANY WORK. ANY DISCREPANCIES TO BE REPORTED DIRECTLY TO RN DESIGN LTD. (PRICE PACKAGE J)	



ALLOWABLE UNPROTECTED OPENINGS	
TOTAL WALL AREA	944.03 SF
LIMITING DISTANCE	4.0 FT
ALLOWABLE OPENINGS	68.08 SF
ACTUAL OPENINGS	32.19 SF

30X16 STRUCTURAL WINDOW (TYP.)

- TOP OF SLAB
- FIN. GRADE
- FIN. MAIN FLOOR
- FACE BRICK (TYP.)
- TOP OF WINDOW
- 6" VINYL BAND (TYP.)
- FIN. SECOND FLOOR
- HORIZONTAL VINYL SIDING W/ METAL FLASHING BEHIND
- 6" VINYL TRIM SURROUND
- 6" VINYL CORNER TRIM (TYP.)
- TOP OF WINDOW
- TOP OF PLATE

This is to certify that the plans comply with the applicable Ontario Building Code and are approved by the Municipality of Chatham.

Signature: [Signature]
Date: [Date]

RIGHT SIDE ELEVATION 'B'



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MODEL 37-8 (HAMPTON) ELEV. 'B'

CLIENT ESQUIRE HOMES
NORTHGLENN
CLARINGTON, ONTARIO

DATE JUNE 27, 2014

SCALE 3/16" = 1'0"

PROJECT NUMBER 08080

PAGE A5

No.	ISSUED OR REVISION COMMENTS	DATE	DWN	CHK	SCALE
1.	ISSUED FOR CLIENT REVIEW	JUNE 27, 2014	VM	NC	
2.	TRUSS CO-ORDINATION	SEPT. 29, 2014	SB	NC	
4.	ADDED SIDE UPGRADE CONDITION ISSUED FOR CLIENT REVIEW	OCT. 10/14	JD	NC	

SIGNATURE: [Signature]

QUALIFIED DESIGNER BCIN: 21032

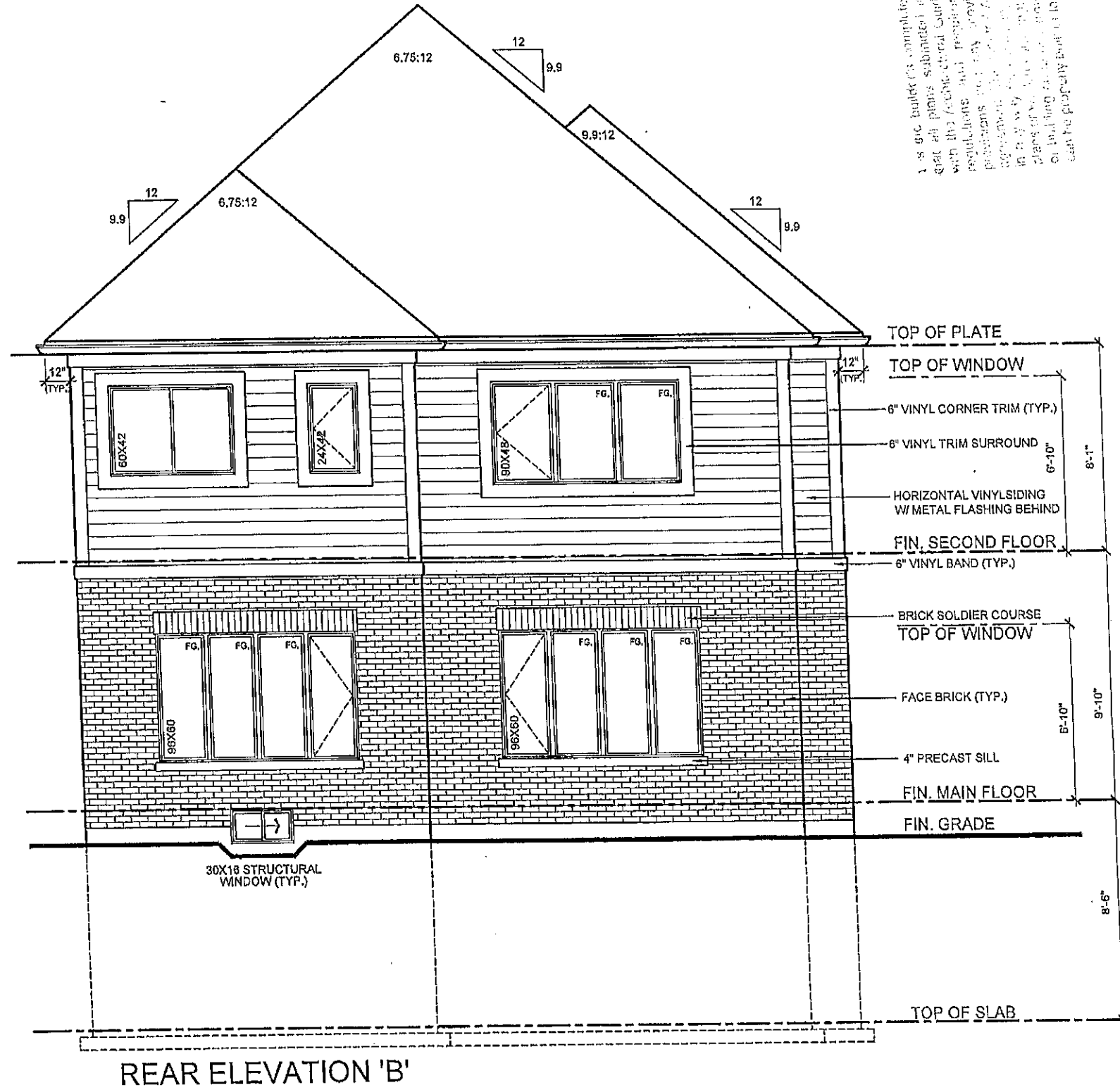
FIRM BCIN: 28895

DATE: JUNE 27, 2014

I, NELSON GUNDA, DECLARE THAT I HAVE REVIEWED AND TAKE DESIGN RESPONSIBILITY FOR THE DESIGN WORK ON BEHALF OF BUILDING CODE 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 CATEGORY.

THESE DRAWINGS ARE NOT TO BE SCALED. ALL DIMENSIONS MUST BE VERIFIED BY CONTRACTOR PRIOR TO COMMENCEMENT OF WORK. ANY DISCREPANCIES MUST BE REPORTED DIRECTLY TO RN DESIGN LTD. MUST BE REPERMITS IN ACCORDANCE TO 9812 COMPLIANCE PACKAGE J. REVISED: SEPTEMBER 20, 2013 - RN STAFF IN ACCORDANCE TO 9812 COMPLIANCE PACKAGE J.

File: C:_RN_Standards\ACA 2015\temp\acp\ubis\1_4292108080-37-8-HAMPTON-FINAL.dwg Plotted: Nov 05, 2014 By: sergryb



I, the undersigned, being a duly qualified and licensed Professional Engineer, do hereby certify that the above is a true and correct copy of the original design as submitted to me by the client, and that I am not responsible for any errors or omissions in the same, nor for any consequences that may result therefrom, except insofar as they may be caused by my negligence or that of my staff or by any other person to whom I have delegated any part of the work herein.

This is to certify that the above is a true and correct copy of the original design as submitted to me by the client, and that I am not responsible for any errors or omissions in the same, nor for any consequences that may result therefrom, except insofar as they may be caused by my negligence or that of my staff or by any other person to whom I have delegated any part of the work herein.

Signature: [Signature]
 Date: MAY 13 2014

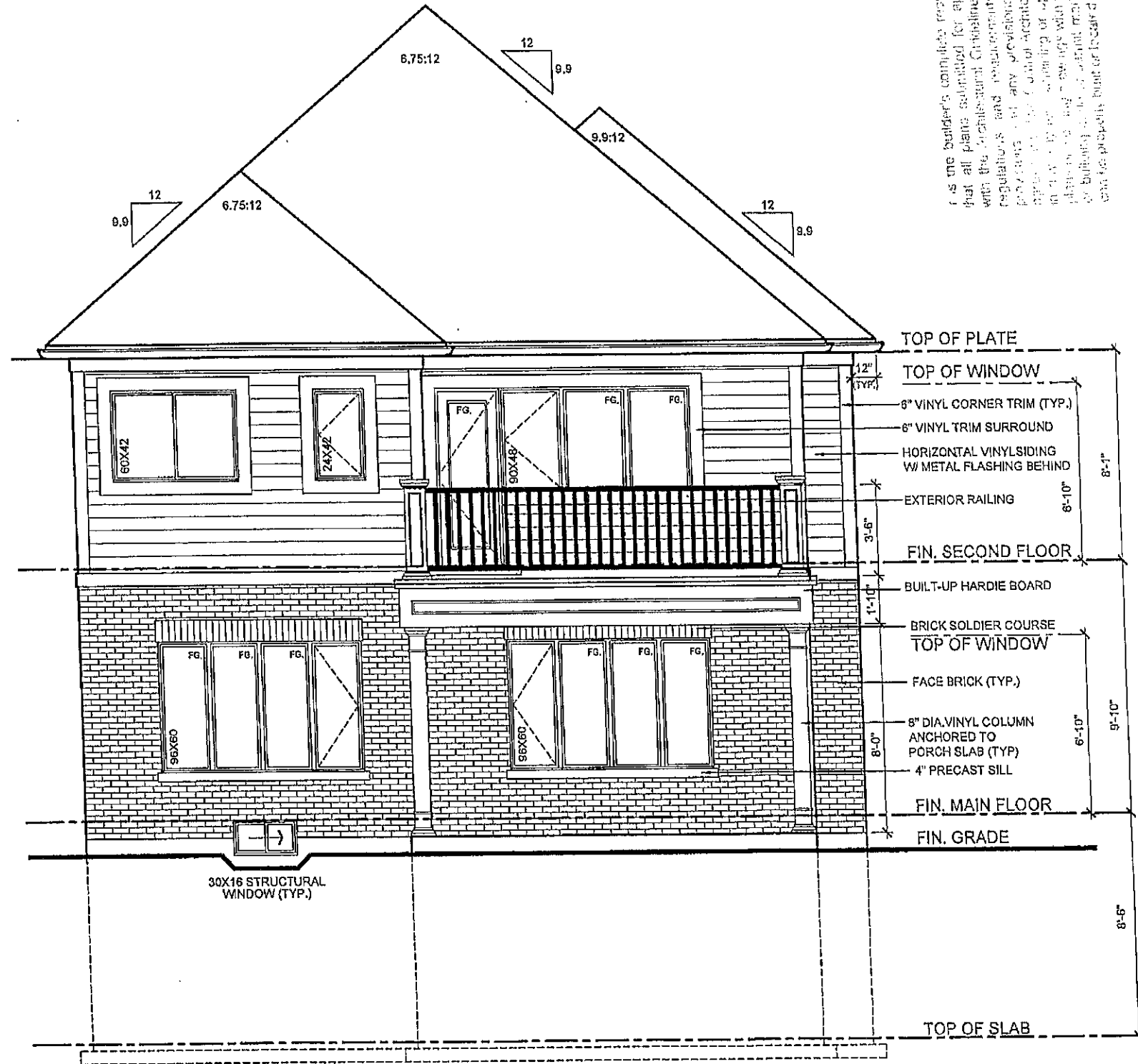
 FN design Inspire • Imagine • Create TEL: (905) 739-3177 FAX: (905) 739-5449	MODEL	37-8 (HAMPTON) ELEV. 'B'		ISSUED OR REVISION COMMENTS	DATE	DWN	CHK	SCALE
	CLIENT	ESQUIRE HOMES NORTHGLENN CLARINGTON, ONTARIO		1. ISSUED FOR CLIENT REVIEW	JUNE 27-2014	VM	NC	3/16" = 1'0"
				2. TRUSS CO-ORDINATION	SEPT. 29-2014	SB	NC	PROJECT NUMBER
				4. ADDED SIDE UPGRADE CONDITION ISSUED FOR CLIENT REVIEW	OCT. 10/14	JD	NC	08080
								PAGE
								A6

SIGNATURE: [Signature]

QUALIFIED DESIGNER BCIN: 21032
 FIRM BCIN: 28995
 DATE: JUNE 27, 2014

I, the undersigned, being a duly qualified and licensed Professional Engineer, do hereby certify that the above is a true and correct copy of the original design as submitted to me by the client, and that I am not responsible for any errors or omissions in the same, nor for any consequences that may result therefrom, except insofar as they may be caused by my negligence or that of my staff or by any other person to whom I have delegated any part of the work herein.

THESE DRAWINGS ARE NOT TO BE SCALED. PRIOR TO COMMENCEMENT OF ANY WORK, THE CLIENT MUST BE REPORTED DIRECTLY TO THE DESIGNER. REVISED: SEPTEMBER 20, 2013 - RN STAFF IN ACCORDANCE TO SB-12 COMPLIANCE PACKAGE J



REAR ELEVATION 'B'
W/ OPTIONAL PORCH & BALCONY

It is the builder's complete responsibility to ensure that all plans submitted for approval fully comply with the applicable Ontario Building Code, including zoning regulations and requirements at the subdivision approval stage. The Architect is not responsible for any errors or omissions in the plans or for any building code violations or for any building code or local ordinance that may be in effect at the time of construction.

This is to certify that the drawings were prepared by the Architect in accordance with the applicable Ontario Building Code, including zoning regulations, approved by the Municipality of Clarington.

Signed: John C. Williams Ltd., Architect

Date: NOV 18 2014



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FAX: (905) 738-5449

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REVISED: SEPTEMBER 20, 2013 - RN STAFF IN ACCORDANCE TO SB-42 COMPLIANCE PACKAGE J

MODEL 37-8 (HAMPTON) ELEV. 'B'
CLIENT ESQUIRE HOMES
NORTHGLENN
CLARINGTON, ONTARIO

No. ISSUED OR REVISION COMMENTS

No.	ISSUED OR REVISION COMMENTS
1.	ISSUED FOR CLIENT REVIEW
2.	TRUSS CO-ORDINATION
4.	ADDED SIDE UPGRADE CONDITION ISSUED FOR CLIENT REVIEW

QUALIFIED DESIGNER BCIN: 21032
FIRM BCIN: 20995
DATE: JUNE 27, 2014

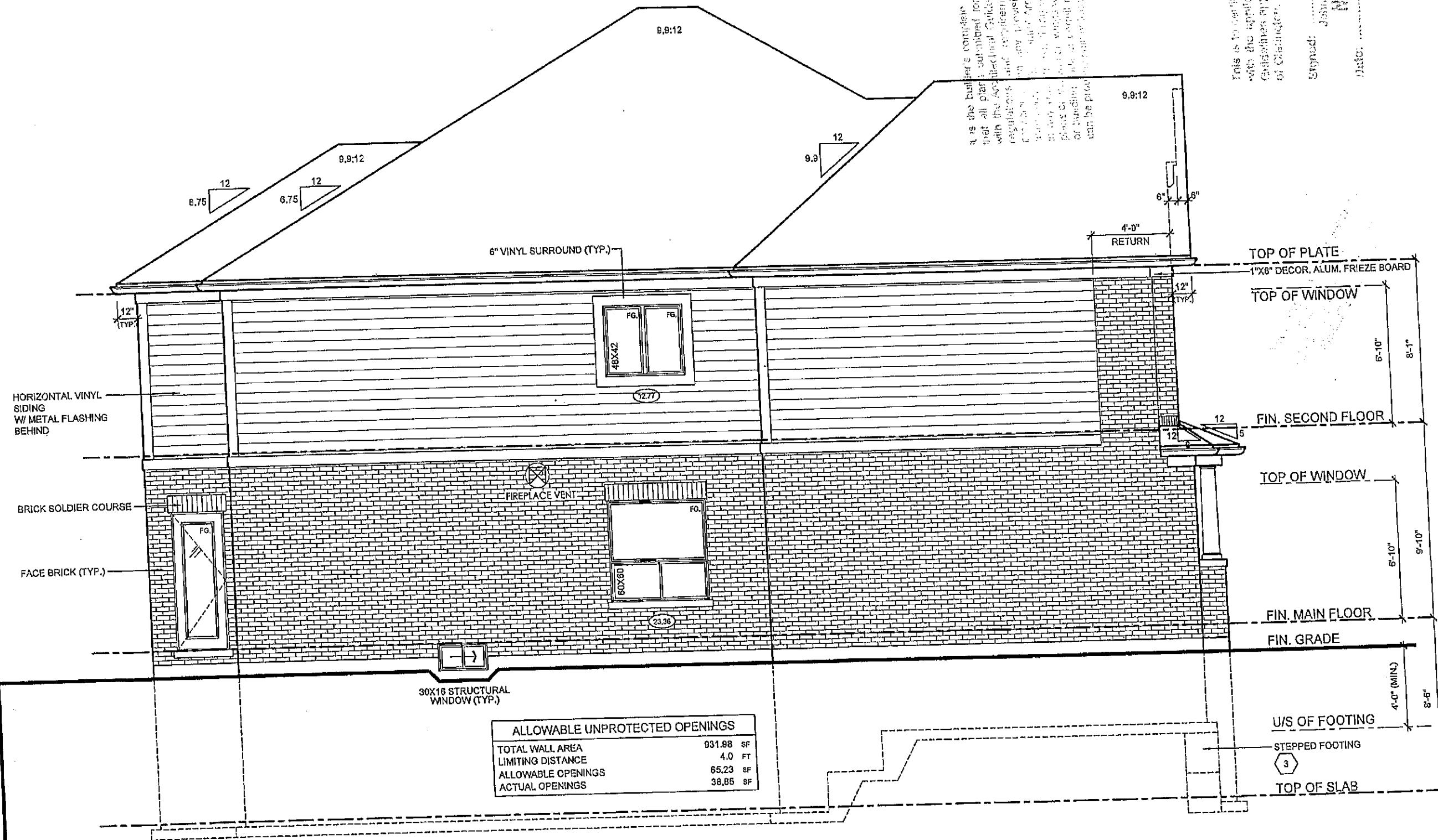
I, JOHN C. WILLIAMS, DECLARE THAT I HAVE REVIEWED AND TAKE DESIGN RESPONSIBILITY FOR THE DESIGN WORK ON BEHALF OF RN DESIGN LTD. UNDER DIVISION C, PART 3, SUBSECTION 3.2.4 OF THE BUILDING ACT, 1991. I AM QUALIFIED, AND THE FIRM IS REGISTERED, IN THE APPROPRIATE CLASSIFICATION CATEGORY.

DATE DWN CHK SCALE
JUNE 27-2014 VM NC 3/16" = 1'0"

SEPT. 29-2014 SB NC PROJECT NUMBER
OCT. 10/14 JD NC 08080

PAGE
A7

SIGNATURE:



ALLOWABLE UNPROTECTED OPENINGS	
TOTAL WALL AREA	931.98 SF
LIMITING DISTANCE	4.0 FT
ALLOWABLE OPENINGS	65.23 SF
ACTUAL OPENINGS	38.85 SF

It is the builder's responsibility to ensure that all plans submitted for approval fully comply with the applicable Building Code and all applicable regulations and requirements including zoning regulations and provisions in the subdivision agreement. The architect is not responsible for any errors or omissions in the drawings or for any consequences arising from the use of the drawings for any purpose other than that intended by the architect. The architect's liability is limited to the professional fee and is not to be construed as a warranty of any kind.

This is to certify that the plans shown on this drawing were prepared by the architect of the building shown on this drawing.

Signed: John C. Wooten, Architect
Date: NOV 16 2014

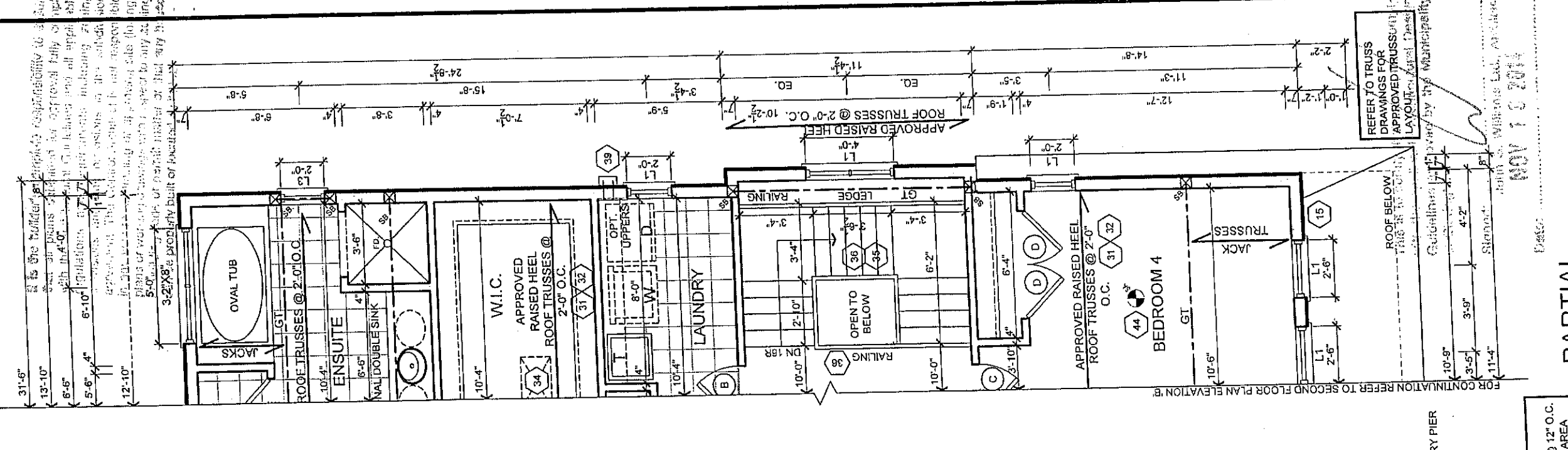
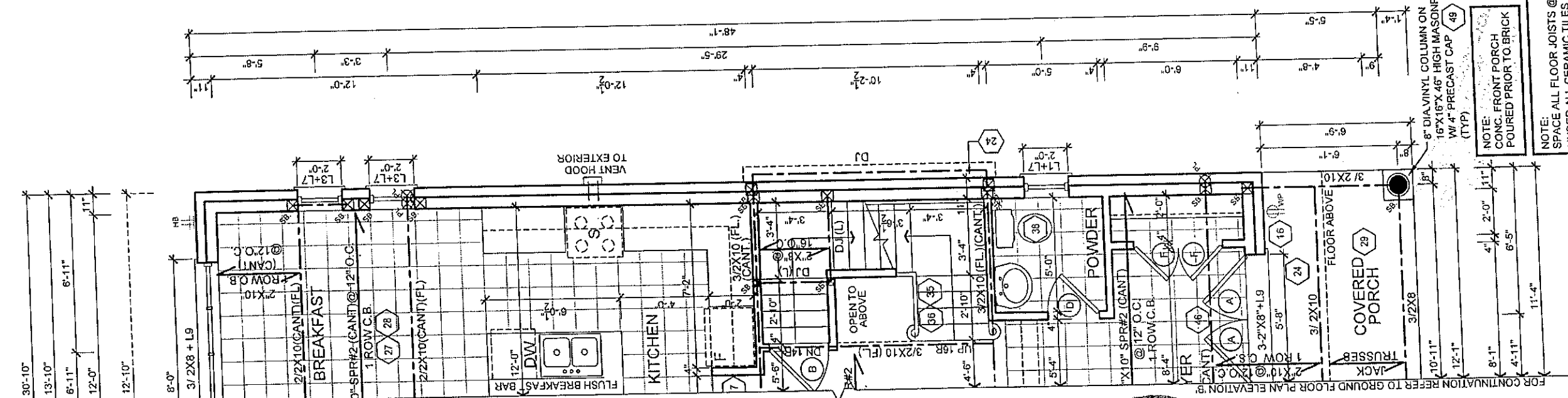
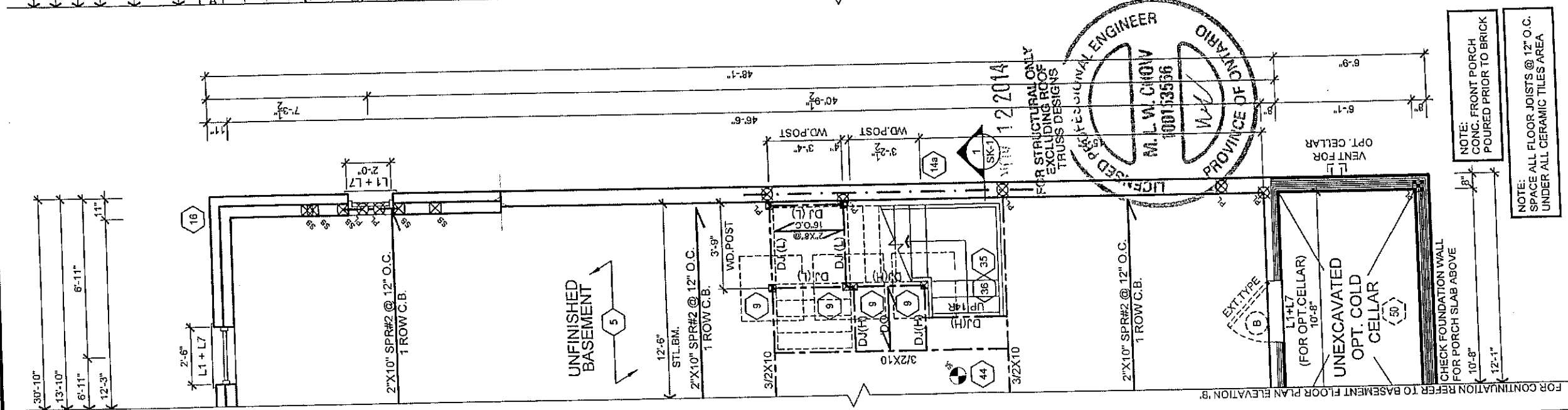
SCALE	3/16" = 1'0"
PROJECT NUMBER	08080
PAGE	A8

ISSUED OR REVISION COMMENTS	DATE	DWN	CHK	SCALE
ISSUED FOR CLIENT REVIEW	JUNE 27-2014	VM	NC	
TRUSS CO-ORDINATION	SEPT. 29-2014	SB	NC	
ADDED SIDE UPGRADE CONDITION ISSUED FOR CLIENT REVIEW	OCT. 10/14	JD	NC	

MODEL	37-8 (HAMPTON) ELEV. 'B'
CLIENT	ESQUIRE HOMES NORTHGLEN CLARINGTON, ONTARIO

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PARTIAL BASEMENT FLOOR ELEV. 'B' SIDE UPGRADE CONDITION

PARTIAL GROUND FLOOR ELEV. 'B' SIDE UPGRADE CONDITION

PARTIAL SECOND FLOOR ELEV. 'B' SIDE UPGRADE CONDITION



MODEL
37-8 (HAMPTON) ELEV. 'B'

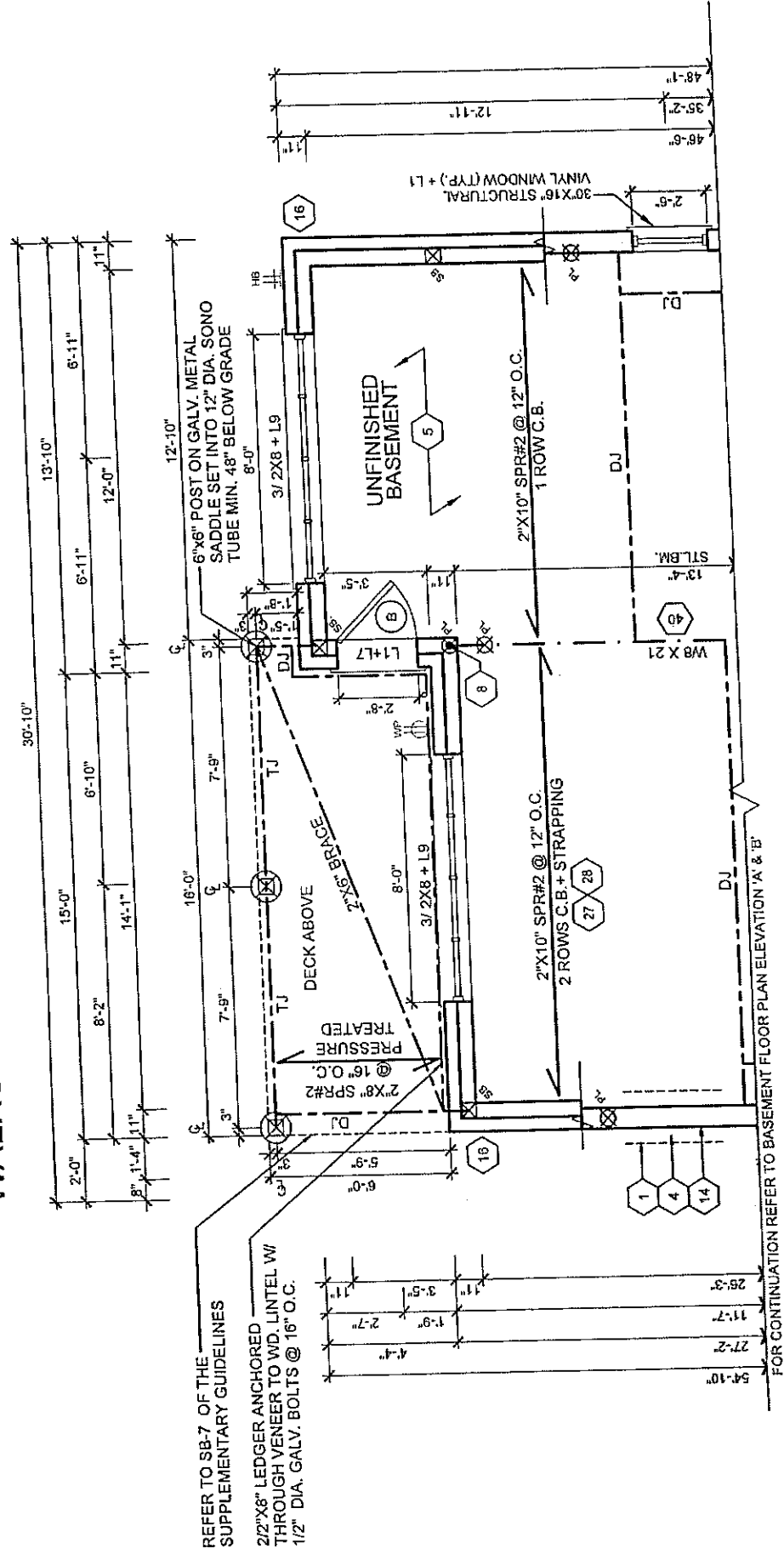
CLIENT
ESQUIRE HOMES
NORTHGLEN
CLARINGTON, ONTARIO

NO.	ISSUED OR REVISION COMMENTS	DATE	DWN	CHK	SCALE
4.	ADDED SIDE UPGRADE CONDITION ISSUED FOR CLIENT REVIEW	OCT. 10/14	JD	NC	3/16" = 1'0"
					PROJECT NUMBER 08080
					PAGE A9

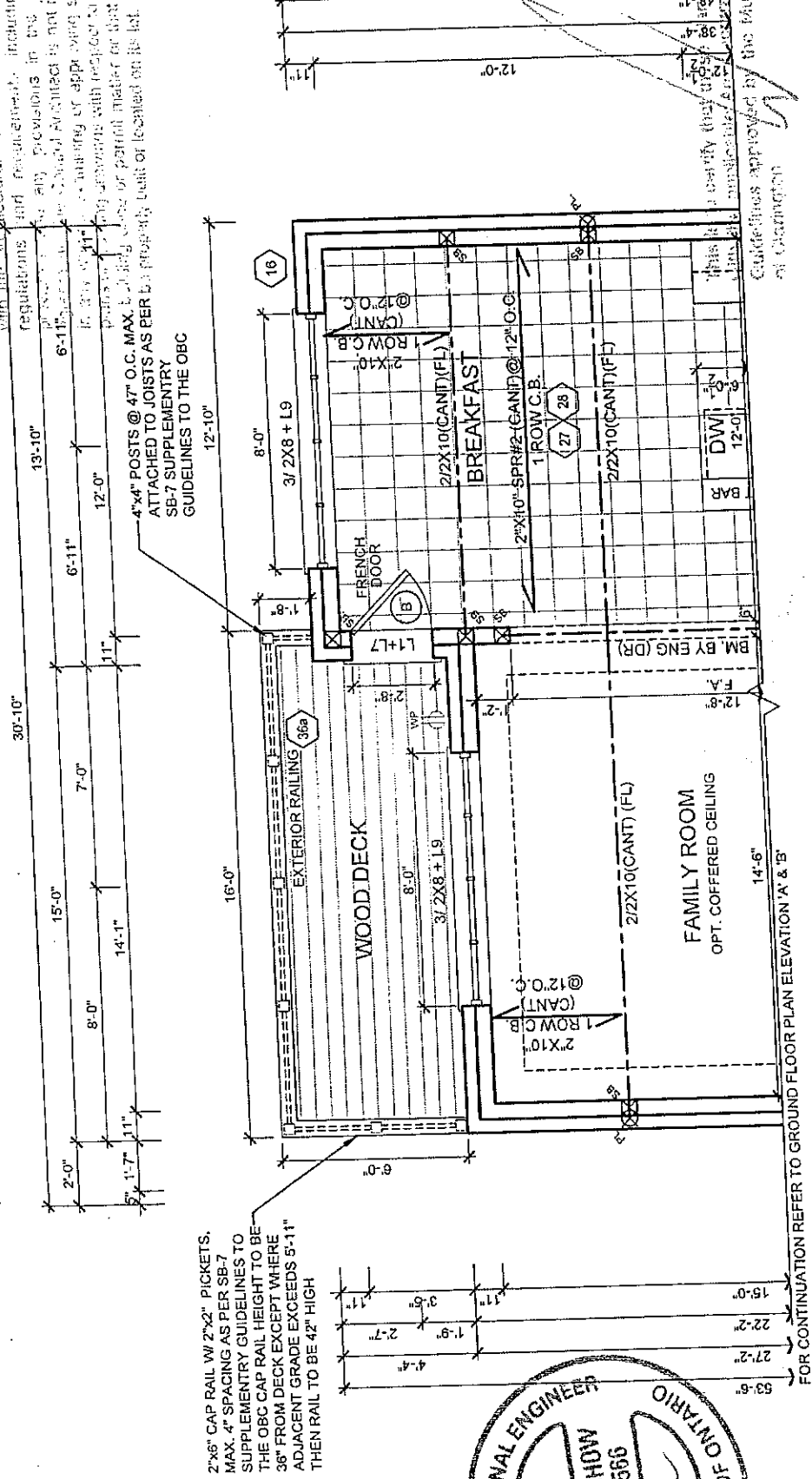
THESE DRAWINGS ARE NOT TO BE SCALED. ALL DIMENSIONS ARE TO BE VERIFIED BY CONTRACTOR PRIOR TO CONSTRUCTION. ANY DISCREPANCIES TO BE REPORTED DIRECTLY TO RN DESIGN LTD. NO USE BE REPORTED DIRECTLY TO RN DESIGN LTD. REVISED: SEPTEMBER 20, 2013 - RN STAFF IN ACCORDANCE TO SB-12 COMPLIANCE PACKAGE.

FILE: C:_RN_Standards\ACA 2015temp\AcPublish_429208080-37-8-HAMPTON-FINAL.dwg Plotted: Nov 05, 2014 By: sergey.b

PARTIAL BASEMENT FLOOR ELEV. 'B' WALKOUT BASEMENT CONDITION



PARTIAL GROUND FLOOR ELEV. 'B' WALKOUT BASEMENT CONDITION



NOV 12 2014

FOR STRUCTURAL ONLY
EXCLUDING ROOF
TRUSS DESIGNS



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TO COMMENCEMENT OF ANY WORK, THE USER
MUST BE REPORTED DIRECTLY TO RN DESIGN LTD.
REVISED SEPTEMBER 20, 2013 - RN STAFF IN ACCORDANCE TO SB-12 COMPLIANCE PACKAGE J

MODEL: 37-8 (HAMPTON) ELEV. 'B'
CLIENT: ESQUIRE HOMES
NORTHGLEN
CLARINGTON, ONTARIO

No.	ISSUED OR REVISION COMMENTS	DATE	DWN	CHK	SCALE
4.	ADDED WALKOUT DECK CONDITION ISSUED FOR CLIENT REVIEW	NOV. 03/14	SB	NC	3/16" = 1'0"
					PROJECT NUMBER 08080
					PAGE A11

QUALIFIED DESIGNER BCIN: 21032
FIRM BCIN: 26995
DATE: JUNE 27, 2014
SIGNATURE: [Signature]

160 BRICK VENEER CONSTRUCTION @ GARAGE:

- O.B.C. 9.23.2.
-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 5/8" (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. 9.23.16
-2" X 4" (38mm x 89mm) WOOD STUDS @ 16" (400mm) O.C.
-1/2" (12.7mm) GYPSUM BOARD
-NOTE: SUPPORT FOR 2 + 3 FLOORS ABOVE - O.B.C. 19.23.10.1. = 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.
REQ. FOR FIRE RATING: LESS THAN 4" (100mm) LIMITING DISTANCE:

O.B.C. 9.23.3. WALL = EW1b (STC = N/A, FIRE = 45 MIN)
FOR 45 MINUTE FIRE RATED WALL REQUIREMENTS SUBSTITUTE AND/OR ADD THE FOLLOWING MATERIALS:
-ADD R15 (RSI 2.64) ABSORPTIVE MATERIAL WITH A MASS OF AT LEAST 2.8 kg/sq.m.
-REPLACE 1/2" (12.7mm) GYPSUM BD. W/ 1/2" (12.7mm) TYPE 'X' GYPSUM BD.

17 INTERIOR STUD WALLS:

- O.B.C. 19.23.10.1.
-2" X 4" (38mm x 89mm) WOOD STUDS @ 16" (400mm) O.C. OR
-2" X 6" (38mm x 140mm) WOOD STUDS @ 16" (400mm) O.C. W/ DOUBLE 2" X 4" OR 2" X 6" TOP PLATES AND SINGLE BOTTOM PLATE
-1/2" (12.7mm) GYPSUM BOARD BOTH SIDES

18 BEARING STUD WALL (BASEMENT):

- 2" X 4" (38mm x 89mm) WOOD STUDS @ 16" (400mm) O.C. OR
-2" X 6" (38mm x 140mm) WOOD STUDS @ 16" (400mm) O.C. W/ DBL. 2" X 4" OR 2" X 6" TOP PLATE
-2" X 4" OR 2" X 6" BOTTOM PLATE ON DAMPROOFING MATERIAL
-1/2" (12.7mm) GYPSUM BOARD BOTH SIDES
-1/2" (12.7mm) DIA. ANCHOR BOLTS @ 7'-10" (2400mm) O.C.
-FOOTING AS PER GENERAL NOTE #2 W/ 4" CONC. CURB

19 PARTY WALL - BLOCKS:

- O.B.C. 9.23.3. WALL = B66 (STC = 57, FIRE = 2 HR)
-MIN. 1HR FIRE-RESISTANCE RATING CONTINUOUS FROM TOP OF FOOTINGS TO THE U/S OF ROOF DECK
-SPACE BETWEEN TOP OF WALL & ROOF DECK SHALL BE TIGHTLY FILLED W/ MINERAL WOOL OR NONCOMBUSTIBLE MATERIAL & CAULKED TO PREVENT SMOKE PASSAGE
-1/2" (12.7mm) GYPSUM BOARD W/ TAPED JOINTS BOTH SIDES
-2" X 2" (38mm x 38mm) WOOD STRAPPING @ 24" (600mm) O.C. BOTH SIDES
-ABSORPTIVE MATERIAL ON BOTH SIDES FILLING A MINIMUM OF 90% OF THE CAVITY.
-7 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
O.B.C. 9.10.9.9.1 & TABLE 2.1.1. SB-2
-ACoustical SEALANT AS PER O.B.C. SB-3 (NOTE (2) TO TABLE 1)

190 PARTY WALL - BLOCK (AGAINST GARAGE):

- O.B.C. 9.23.3. WALL = B66 (STC = 51, FIRE = 2 HR)
-MIN. 1HR FIRE-RESISTANCE RATING CONTINUOUS
-1/2" (12.7mm) GYPSUM BOARD
-CONTINUOUS AIR/VAPOUR BARRIER IN CONFORMANCE W/ O.B.C. 9.25.3. & 9.25.4.
-2" X 4" (38mm x 89mm) WOOD STRAPPING @ 16" (400mm) O.C.
-R20 (RSI 3.52) RIGID INSULATION
-7 1/2" (190mm) HOLLOW BLOCK (NORMAL WEIGHT AGGREGATE)
-1/2" (12.7mm) GYPSUM BOARD @ WALL & U/S OF CEILING BETWEEN HOUSE AND GARAGE
-TAPE AND SEAL ALL JOINTS GAS TIGHT
REQ. INSULATION VALUES:
INSULATION VALUES PROVIDED BY CAN/CSA-S800.970
-RIGID INSULATION = 20.00
-LOW DENSITY CONCRETE BLOCK = 1.70
-WOOD FRAME W/ GYPSUM = 2.72
-AIR FILM - MOVING = 0.17
-AIR FILM - STILL = 25.27
TOTAL "R" VALUE =

195 FIREWALL:

- O.B.C. 9.10.11. & 3.1.10. & SB-3 WALL = B66 (STC = 57, FIRE = 2 HR)
-ONE FIREWALL IS REQUIRED FOR EVERY 6460 S.F. (600sqm) OF BUILDING AREA. O.B.C. 13.2.2.47
-2" X 2" (38mm x 38mm) WOOD STRAPPING @ 24" (600mm) O.C. ON BOTH SIDES OF WALL
-SOUND ABSORPTIVE MATERIAL EACH SIDE FILLING 90% OF THE CAVITY
-7 1/2" (190mm) CONC. BLOCK, MIN. 2 HR. FIRE-RESISTANT RATING
-EVERY FIREWALL SHALL BE CONTINUOUS THROUGH ALL BUILDING STOREYS
-STAGGER JOISTS & BEAMS MIN. 5" (130mm) @ FIRE WALLS AS PER O.B.C. 9.10.9.9.1 & TABLE 2.1.1. SB-2
-ACoustical SEALANT AS PER O.B.C. SB-3 (NOTE (2) TO TABLE 1)
-PROFIDE PAST FASCIA @ EAVES W/ BRICK CORRELING
-EXTEND 5/8" (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" (230mm), 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.
-7/8" (200mm) SOLID CONC. FOUNDATION WALL @ 2200psf (15MPa)
-COMPRESSION STRENGTH AFTER 28 DAYS
-FOUNDATION WALL TO REST ON FOOTING PER GENERAL NOTE #2

21 PARTY WALL - WOOD STUD:

- O.B.C. 9.23.3. WALL = W130 (STC = 57, FIRE = 1 HR)
-MIN. 1HR FIRE-RESISTANCE RATING CONTINUOUS FROM TOP OF FOOTINGS TO THE U/S OF ROOF DECK
-2 ROWS 2"x4" (38mm x 89mm) STUDS @ 16" (400mm) O.C. W/ SEPARATE 2" X 4" (38mm x 89mm) BOTTOM PLATE & SEPARATE DOUBLE 2" X 4" (38mm x 89mm) TOP PLATES
-SOUND ABSORPTIVE MATERIAL ON BOTH SIDES FILLING A MINIMUM OF 90% OF THE CAVITY.
-5/8" (16mm) TYPE 'X' GYPSUM BOARD BOTH SIDES W/ JOINTS TAPED & FILLED.
-ACoustical SEALANT AS PER O.B.C. SB-3 (NOTE (2) TO TABLE 1)
-NOTE: SUPPORT FOR 2 + 3 FLOORS ABOVE - O.B.C. 19.23.10.1. = 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 GARAGE WALL & CEILING:

- O.B.C. 9.10.9.16.(3):
-1/2" (12.7mm) GYPSUM BOARD ON BOTH SIDES OF WALL & U/S OF CEILING BETWEEN HOUSE AND GARAGE
-TAPE AND SEAL ALL JOINTS GAS TIGHT
-R22 (RSI 3.87) INSULATION IN WALLS
-R31 (RSI 5.41) INSULATION IN CEILINGS

223 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 7/8" (200mm) O.C.

229 WALLS ADJACENT TO ATTIC SPACE:

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

23 DOUBLE VOLUME WALLS:

- O.B.C. 9.23.10.1.
-3/8" (9.5mm) PLYWOOD, OSB OR WATERBOARD SHEATHING
-REFER TO PLAN FOR STUD SPECIFICATION
-STUDS FASTENED AT TOP & BOTTOM WITH 3/3-1/4" (82mm) TOE NAILS
-DOUBLE TOP PLATES FASTENED TOGETHER WITH 3" (76mm) AT 7/8" (200mm) O.C.
-SOLID BRIDGING AT 3'-11" (1200mm) O.C.
-MIN. R22 (RSI 3.87) INSULATION (ZONE 1, O.B.C. 1.2.1.2.A.)
-CONTINUOUS AIR/VAPOUR BARRIER IN CONFORMANCE WITH O.B.C. 9.25.3. & 9.25.9.

24 EXPOSED FLOOR:

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

240 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 WYTHE WALL:

- O.B.C. 9.20.8.2.
-3 1/2" MASONRY VENEER ON 2" MORTAR JOINT ON 3 1/2" MASONRY VENEER
-WYTHES TO BE TIED W/ METAL TIES INSTALLED AS PER O.B.C. 9.20.9.4.
-SILL PLATE REQUIRED FOR ROOF AND CEILING FRAMING MEMBERS
-6" SILL W/ 2" BEARING ON EACH SIDE & ANCHOR BOLTS @ 4'-0" O.C.
NOTE: MASONRY TO BE SOLID & MORTAR JOINT FILLED SOLID FOR FLOOR JOISTS BEARING ON WYTHES. FLOOR JOISTS ARE NOT TO PROJECT INTO CAVITY AREA.

250 CORREL MASONRY VENEER:

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

255 ROOF ASSEMBLIES:

- SILL PLATE:
O.B.C. 9.23.7.
-2" X 4" (38mm x 89mm) PLATE
-1/2" (12.7mm) DIA. ANCHOR BOLTS @ 7'-10" (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 COMPRESSION. OR FOAM GASKET, OR PLACED ON FULL BED OF MORTAR.

27 BRIDGING & STRAPPING:

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

28 FLOOR ASSEMBLY:

- O.B.C. 9.23.14.3, 9.23.14.4
-5/8" (15.9mm) WATERBOARD (R-1 GRADE) OR EQUIVALENT
-FLOOR JOISTS AS PER FLOOR PLANS

29 PORCH SLABS ABOVE COLD CELLAR:

- O.B.C. 9.23.1.4.
-REINFORCED CONCRETE SLABS ABOVE COLD CELLARS THAT ARE SUPPORTED ON FOUNDATION WALLS NOT TO EXCEED 8'-2"
-ON 4'-0" (125mm) 4650 psi (32 MPa) CONC. SLAB WITH 5 TO 8% AIR ENTRAINMENT
-REINFORCE WITH 10M BARS @ 7/8" (200mm) EACH WAY
-1 1/4" (30mm) CLEAR COVER FROM THE BOTTOM OF THE SLAB
-3" (75mm) END BEARING ON FOUNDATION WALL
-23 5/8" (600mm) X 23 5/8" (600mm) 10M DOWELS @ 23 5/8" (600mm) O.C.

30 EXTERIOR BALCONY ASSEMBLY:

- 1 1/4" X 3 1/2" PRESSURE TREATED DECKING W/ 1/4" SPACING
-2"x4" WOOD PURLINS (CUT DIAGONALLY) @ 12" O.C. LAYING UNFASTENED ON SINGLE PLY WATERPROOF ROOF MEMBRANE OR EQUIVALENT ON 5/8" (15.9mm) EXTERIOR GRADE PLYWOOD SHEATHING ON 2"x4" WOOD PURLINS (CUT DIAGONALLY) @ 12" O.C. DIRECTLY ON 2"x8" ROOF JOISTS @ 12" O.C. (OR AS NOTED ON PLAN)
-EXTERIOR GUARD AS PER #36a
-SLOPE ASSEMBLY MINIMUM 2% TO ROOF SCUPPER
-REQUIRED FOR OVER HEATED SPACES
-ADD 2"x2" (38mm x 38mm) CROSS PURLINS @ 16" (400mm) O.C. FOR VENTILATION OVER JOISTS
-ADD R31 (RSI 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. 19.29.5.3.)

300 EXTERIOR FLAT ROOF ASSEMBLY:

- SINGLE PLY WATERPROOF ROOF MEMBRANE OR EQUIVALENT
-INSTALLED PER MANUFACTURER'S SPECIFICATIONS.
-1/4" EXTERIOR GRADE WOOD PANEL TYPE UNDERLAY TAPERED PURLINS SLOPED MIN. 2% TO ROOF SCUPPER
-3/8" EXTERIOR GRADE PLYWOOD SHEATHING ON 2"x8" ROOF JOISTS @ 12" O.C. (OR AS NOTED ON PLAN)
-REQUIRED FOR OVER HEATED SPACES
-ADD 2"x2" (38mm x 38mm) CROSS PURLINS @ 16" (400mm) O.C. FOR VENTILATION OVER JOISTS
-ADD R31 (RSI 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. 19.29.5.3.)

ROOF ASSEMBLIES:

TYPICAL ROOF:

- O.B.C. 9.26.
-NO. 210 (30.5KG/m2) ASPHALT SHINGLES
-FOR ROOFS BETWEEN 4:12 & 8:12 PITCH PROVIDE EAVES PROTECTION TO EXTEND UP THE ROOF SLOPE MIN. 2'-11" (900mm) FROM EDGE TO A LINE NOT LESS THAN 12" (300mm) PAST THE INSIDE FACE OF EXTERIOR WALL.
-EAVES PROTECTION LAD 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 UNFINISHED FASCIA AND VENTED SOFFIT (VINYL OR ALUMINUM)
-ATTIC VENTILATION 1:300 OF INSULATED CEILING AREA WITH 50% AT SOFFIT.

CEILING:

- R50 (RSI 8.8) INSULATION
-CONTINUOUS AIR/VAPOUR BARRIER IN CONFORMANCE W/ O.B.C. 9.25.3. & 9.25.4.
-1/2" (12.7mm) GYPSUM BOARD W/ PAINTED CEILING OR
-5/8" (15.9mm) GYPSUM BOARD W/ TEXTURED CEILING (O.B.C. 19.29.5.3.)

VAULTED OR CATHEDRAL CEILING:

- O.B.C. 9.26. & TABLE A4
-NO. 210 (30.5KG/m2) ASPHALT SHINGLES
-FOR ROOFS BETWEEN 4:12 & 8:12 PITCH PROVIDE EAVES PROTECTION TO EXTEND UP THE ROOF SLOPE MIN. 2'-11" (900mm) FROM EDGE TO A LINE NOT LESS THAN 12" (300mm) PAST THE INSIDE FACE OF EXTERIOR WALL.
-EAVES PROTECTION LAD BENEATH STARTER STRIP.
-EAVE PROTECTION NOT REQUIRED OVER UNHEATED SPACES OR WHERE ROOF SLOPES ARE 8:12 OR GREATER PER O.B.C. 9.26.7.2.
-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
-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 PURLS @ 24" O.C. MAX. SPAN 17'-0" (5180mm)
-R31 (RSI 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" (38mm x 140mm) @ 16" (400mm) O.C. UNLESS OTHERWISE NOTED.
-HIP & VALLEY RAFTERS TO BE MIN. 2" (50mm) LARGER THAN COMMON RAFTERS & MIN. 1 1/2" (38mm) THICK.

ATTIC ACCESS HATCH:

- O.B.C. 9.19.2.1.
-19 3/4" X 27 1/2" (500mm x 700mm) ATTIC HATCH WITH WEATHERSTRIPPING & BACKED W/ R40 (RSI 7.0) INSULATION.

GENERAL:

- PRIVATE STAIRS:
-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 = 2-10" (660mm)
-MIN. WIDTH (BETWEEN WALL FACES) = 2-11" (600mm)
-TEXT STAIRS, BETWEEN GUARDS
-ANGLED TREADS: = 5-7/8" (150mm)
-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. 7/8" (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) TO 3'-2" (965mm)
-3'-5" (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 = 7-7/8" (200mm)
-MIN. RUN = 9" (230mm)
-MIN. TREAD = 9-7/8" (250mm)
-MAX. NOSING = 1" (25mm)
-MIN. HEADROOM = 6'-9" (2080mm)
-MIN. WIDTH = 2'-11" (600mm)
-TEXT STAIRS, BETWEEN GUARDS
-FINISHED RAILING ON WOOD PICKETS MAX. 4" BETWEEN PICKETS
-EXTERIOR CONC. STEPS TO HAVE MIN. 9 7/8" (250mm) TREAD & MAX. 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 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) TO 3'-2" (965mm)
-3'-5" (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

 ESQUIRE HOMES NORTHGLEN CLARINGTON, ONTARIO	MODEL	37-8 (HAMPTON) ELEV. 'B'			ISSUED OR REVISION COMMENTS	DATE	DWN	CHK	SCALE
	CLIENT				1. ISSUED FOR CLIENT REVIEW	JUNE 27-2014	VM	NC	N/A
					3. TRUSS CO-ORDINATION	SEPT. 29-2014	SB	NC	PROJECT NUMBER
					4. ADDED SIDE UPGRADE CONDITION ISSUED FOR CLIENT REVIEW	OCT. 10/14	JD	NC	08080
									PAGE
									D2
					SIGNATURE: 				
					QUALIFIED DESIGNER BCIN: 21032				
					FIRM BCIN: 26995				
					DATE: JUNE 27, 2014				

PROJECTIONS:
O.B.C. 9.8.7.6
- HANDRAILS AND PROJECTIONS BELOW HANDRAILS INCLUDING STEP STRINGERS TO PROJECT A MAXIMUM OF 4" (100mm) INTO THE REQUIRED WIDTH OF THE STAIR
TERMINATION:
O.B.C. 9.8.7.3
- ONE HAND RAIL SHALL EXTEND HORIZONTALLY NOT LESS THAN 11 3/4" (300mm) BEYOND THE TOP & BOTTOM OF EACH STAIR AS FINISH:
O.B.C. 9.8.7.6
- TREADS ARE TO BE WEAR AND SLIP RESISTANT, SMOOTH, EVEN AND FREE FROM DEFECTS
- STAIRS AND RAMPS TO HAVE EITHER A COLOUR CONTRAST OR DISTINCTIVE PATTERN TO DEMARCAE THE LEADING EDGE OF THE TREADS, LANDING AND THE BEGINNING AND END OF A RAMP

INTERIOR GUARDS:

O.B.C. 9.8.7 & 9.8.8.3
- GUARDS TO BE 3'-6" (1070mm) HIGH
- FOR DWELLING UNITS GUARDS TO BE A MIN. OF 2'-11" (900mm) HIGH
- INCLUDES WINDOWS OVER STAIRS, RAMPS AND LANDINGS
- PICKETS TO HAVE 4" (100mm) MAX. SPACING
- GUARDS FOR FLIGHTS OF STEPS (EXCEPT EXIT STAIRS) TO BE 2'-11" (900mm) HIGH

EXTERIOR GUARDS:

O.B.C. 9.8.7 & 9.8.8.3
- GUARDS ARE REQUIRED WHEN WALKING SURFACE TO GRADE IS GREATER THAN 23 5/8" (600mm).
- GUARDS TO BE 3'-6" (1070mm) HIGH
- FOR DWELLING UNITS GUARDS TO BE A MIN. OF 2'-11" (900mm) HIGH
- SURFACE IS MORE THAN 5'-11" (1800mm) ABOVE ADJACENT GRADE.
- PICKETS TO HAVE 4" (100mm) MAX. SPACING
- PROVIDE MID-SPAN PICKETS AS PER 9.8.7.
- GUARDS FOR FLIGHTS OF STEPS (EXCEPT EXIT STAIRS) TO BE 2'-11" (900mm) HIGH

EXTERIOR GUARDS @ JULIET BALCONY:

- FOR RAILING SPANNING MAXIMUM OF 6'-0".
- CONFORM WITH O.B.C. APPENDIX A-9.8.8.5.
- 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" (1070mm) OR GREATER AS PER O.B.C. 9.8.8.2.
- 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.

DOORS

O.B.C. 9.8.7.4
- LINEN CLOSET 4 SHELVES MIN. 1'-2" (330mm) DEEP
- WASHROOMS TO BE MECHANICALLY VENTED TO PROVIDE AT LEAST ONE AIR CHANGE PER HOUR, O.B.C. 9.32.1.3.1(3)
- CAPPED DRYER VENT
- 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.
- PRECAST CONC. STEP
- 2 RISERS MAXIMUM PERMITTED TO BE LAID ON GROUND

O.B.C. 9.10.19
- PROVIDE 1 ON EACH FLOOR INCLUDING BASEMENTS
- PROVIDE 1 IN EACH BEDROOM
- PROVIDE 1 IN EACH HALLWAY SERVING BEDROOMS
- ALARMS WILL BE ACTIVATED IF ANY ONE OF THEM SOUNDS.
- ALARMS MUST BE HARDWIRED AND HAVE AN ALTERNATE POWER SOURCE THAT CAN POWER ALARM FOR 7 DAYS, FOLLOWED BY 4 MINUTES OF ALARM

ALARM SYSTEM

O.B.C. 9.33.4
- CARBON MONOXIDE ALARM (CMAI), 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.

DOOR

O.B.C. 9.33.4
- MAIN DOOR TO BE OPERABLE FROM INSIDE W/O UT KEY
- PROVIDE A VIEWER WITH A VIEWING ANGLE OF NOT LESS THAN 160 DEG. UNLESS GLAZING IS PROVIDED IN DOOR OR A SIDELIGHT IS PRESENT.
- R-4 (RSI 0.70) WHERE A STORM DOOR IS NOT PROVIDED

WEATHERSTRIPPING

O.B.C. 9.10.13.1.5
- WEATHERSTRIPPING, THRESHOLD & DEAD BOLT PER O.B.C. 9.10.13.1.5.
- R-4 (RSI 0.70)

TRAVEL FROM A FLOOR LEVEL TO AN EXIT OR EGRESS DOOR SHALL BE LIMITED TO ONE FLOOR EXCEPT:

1) WHERE THAT FLOOR LEVEL HAS ACCESS TO A BALCONY OR
2) WHERE THAT FLOOR LEVEL HAS A WINDOW PROVIDING AN UNOBSTRUCTED OPENING OF NOT LESS THAN 3'-3" (1000mm) IN HEIGHT AND 21 5/8" (550mm) IN WIDTH; SUCH WINDOW SHALL BE LOCATED SO THAT THE SILL IS NOT MORE THAN 3'-3" (1000mm) ABOVE FLOOR AND 23'-0" (7.0m) ABOVE ADJACENT GROUND LEVEL

EXTERIOR COLUMN W/ MASONRY PIER:

- MIN. 6"x6" (140mm x 140mm) WOOD POST ANCHORED TO PORCH SLAB W/ METAL SADDLE.
- TOP PORTION OF POST CLAD W/ DECOR. SURROUND PER ELEVATION DRAWINGS.
- 1-1/4" X 1-1/4" MASONRY VENEER SURROUND W/ PRECAST CONCRETE CAP.
- REFER TO ELEVATION DRAWINGS FOR HEIGHT OF CAP.
- SURROUND TO BE TIED W/ METAL TIES @ 16" (400mm) O.C. VERT. INSTALLED PER O.B.C. 9.20.9.4.
- 3/4" AIR SPACE AROUND POST.

O.B.C. 9.20.9.4
- MIN. 6"x6" (140mm x 140mm) WOOD POST CLAD W/ DECOR. SURROUND (PER ELEVATION DRAWINGS) ANCHORED TO CONC. CAP W/ METAL SADDLE.
- 1-1/4" X 1-1/4" MASONRY PIER TO BE CONSTRUCTED SOLID W/ PRECAST CONCRETE CAP.
- REFER TO ELEVATION DRAWINGS FOR HEIGHT OF CAP.
- NOTE: DECORATIVE STRUCTURAL COLUMNS MAY REPLACE 6" X 6" POST PROVIDED THAT THEY ARE IN CONFORMANCE WITH O.B.C. 9.17.4.

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
- 1-1/4" FOR DOOR OPENING
- 2'-8" X 6'-8" EXTERIOR TYPE DOOR (MIN R-4 RSI 0.7)
- INSULATE FULL HEIGHT OF INTERIOR BASEMENT WALL W/ MIN. R12 (RSI 2.11)

FOR STRUCTURAL ONLY

SCHEDULES

WOOD BEAMS	
WD1 3/2" X 8" SPR	WD7 3/2" X 12" SPR
WD2 4/2" X 8" SPR	WD8 4/2" X 12" SPR
WD3 5/2" X 8" SPR	WD9 5/2" X 12" SPR
LINTELS	
L1 2/2" X 8" SPR	L10 4-7/8" X 3-1/2" X 5/16" L
L3 2/2" X 10" SPR	L11 4-7/8" X 3-1/2" X 3/8" L
L5 2/2" X 12" SPR	L12 4-7/8" X 3-1/2" X 1/2" L
L7 3-1/2" X 3-1/2" X 1/4" L	L13 5-7/8" X 3-1/2" X 3/8" L
L9 4" X 3-1/2" X 1/4" L	L14 5-7/8" X 3-1/2" X 1/2" L
STEEL BEAMS	
ST1 W6 X 15	ST5 W8 X 24
ST2 W6 X 20	ST6 W8 X 21

PLAN/ELEVATION LEGEND

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



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

MODEL 37-8 (HAMPTON) ELEV. 'B'
CLIENT
ESQUIRE HOMES
NORTHGLENN
CLARINGTON, ONTARIO

I, NERSON CHANHA, 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 APPLICABLE I AM QUALIFIED, AND THE FIRM IS REGISTERED, IN THE APPROPRIATE CLASSES/CATEGORIES

QUALIFIED DESIGNER BCIN: 21032
FIRM BCIN: 26995
DATE: JUNE 27, 2014
SIGNATURE:

No.	ISSUED OR REVISION COMMENTS	DATE	DWN	CHK	SCALE
1.	ISSUED FOR CLIENT REVIEW	JUNE 27-2014	VM	NC	N/A
3.	TRUSS CO-ORDINATION	SEPT. 29-2014	SB	NC	PROJECT NUMBER 08080
4.	ADDED SIDE UPGRADE CONDITION ISSUED FOR CLIENT REVIEW	OCT. 10/14	JD	NC	PAGE

D3

STUD WALL REINFORCEMENT:

O.B.C. 9.5.2.3
- WALL STUDS ADJACENT TO WATER CLOSETS & SHOWER BATH TUBS IN MAIN BATHROOM ARE TO BE REINFORCED TO PERMIT THE FUTURE INSTALLATION OF GRAB BARS AS PER O.B.C. 3.8.3.8.1(1)(d) & 3.8.3.13.1(1)(f)
- GRAB BARS TO BE INSTALLED AS PER O.B.C. 9.8.7.7.2(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 15 3/4" (400mm) BEYOND SUPPORTS FOR 2" X 8" (38mm X 184mm)
- FLOOR JOISTS SUPPORTING ROOF LOADS SHALL NOT BE CANTILEVERED MORE THAN 23 5/8" (600mm) BEYOND SUPPORTS FOR 2" X 10" (38mm X 235mm) OR LARGER.

WINDOWS:

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

ADDITIONAL COMPLIANCE ALTERNATIVES FOR PACKAGE J:

- THE MINIMUM R (RSI) VALUE FOR THERMAL INSULATION IN EXPOSED ABOVE GRADE WALLS IS PERMITTED TO BE NO LESS THAN R20 (RSI 3.52) PROVIDED THAT THE WINDOWS AND SLIDING GLASS DOORS HAVE A MAXIMUM U-VALUE OF 1.6. OR THE THERMAL INSULATION VALUE IN BASEMENT WALLS HAS A MINIMUM R20 (RSI 3.52).
OR
- WHERE BLOWN-IN INSULATION OR SPRAY-APPLIED FOAM INSULATION IS USED, THE MINIMUM R (RSI) VALUE FOR THERMAL INSULATION IN EXPOSED ABOVE GRADE WALLS IS PERMITTED TO BE NO LESS THAN R20 (RSI 3.52) PROVIDED THAT:

- THE THERMAL INSULATION VALUE IN A CEILING WITH AN ATTIC SPACE IS NOT LESS THAN R60 (RSI 10.55).
- THE MINIMUM EFFICIENCY OF THE HRV IS INCREASED BY NOT LESS THAN 8 PERCENTAGE POINTS.
- THE MINIMUM AFUE OF THE SPACE HEATING EQUIPMENT IS INCREASED BY NOT LESS THAN 3 PERCENTAGE POINTS.
- THE MINIMUM EFF OF THE DOMESTIC HOT WATER HEATER IS INCREASED BY NOT LESS THAN 4 PERCENTAGE POINTS.

FLOOR AREA CALCULATIONS

ELEVATION	B				
FIRST FLOOR	1074				
SECOND FLOOR	1391				
TOTAL (ft²)	2465				
DEDUCT O.T.B.	8				
TOTAL (ft²)	2457				
FIN. BASEMENT	0				
TOTAL (ft²)	2457				
LOFT PLAN	N/A				
TOTAL (ft²)	2457				
COVERAGE (m²)	229.0				
COVERAGE (ft²)	1461				
W/O PORCH (m²)	135.7				
COVERAGE (ft²)	1532				
W/ PORCH (m²)	142.3				

