



FRONT ELEVATION 'B'



FRONT ELEVATION 'C'

GROSS GLAZING AREA 'B'

TOTAL PERIPHERAL WALL AREA	3639.55 SF	338.11 m²
FRONT GLAZING AREA	94.49 SF	8.78 m²
LEFT SIDE GLAZING AREA	63.25 SF	5.88 m²
RIGHT SIDE GLAZING AREA	70.81 SF	6.58 m²
REAR GLAZING AREA	189.75 SF	17.63 m²
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TOTAL GLAZING AREA	418.30 SF	38.86 m²
TOTAL GLAZING PERCENTAGE	11.49 %	

GROSS GLAZING AREA 'C'

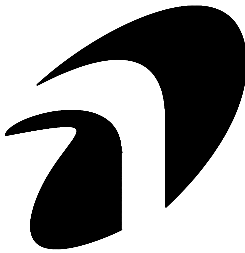
TOTAL PERIPHERAL WALL AREA	3639.55 SF	338.11 m²
FRONT GLAZING AREA	103.22 SF	9.59 m²
LEFT SIDE GLAZING AREA	63.25 SF	5.88 m²
RIGHT SIDE GLAZING AREA	70.81 SF	6.58 m²
REAR GLAZING AREA	194.61 SF	18.08 m²
<hr/>		
TOTAL GLAZING AREA	431.89 SF	40.12 m²
TOTAL GLAZING PERCENTAGE	11.87 %	

DRAWING LIST:

TUSCANY (46-01)

- T1 TITLE SHEET
- A1 BASEMENT FLOOR PLAN 'B'
- A2 GROUND FLOOR PLAN 'B'
- A3 SECOND FLOOR PLAN 'B'
- A4 PARTIAL FLOOR PLANS 'C'
- A5 PARTIAL SECOND FLOORS PLAN 'B' & 'C'
- A6 FRONT ELEVATION 'B'
- A7 RIGHT SIDE ELEVATION 'B'
- A8 REAR ELEVATION 'B' & 'C'
- A9 LEFT SIDE ELEVATION 'B'
- A10 FRONT ELEVATION 'C'
- A11 RIGHT SIDE ELEVATION 'C'
- A12 LEFT SIDE ELEVATION 'C'
- D1 CONSTRUCTION SHEET
- D2 CONSTRUCTION SHEET
- D3 CONSTRUCTION SHEET
- D4 TYPICAL SECTION

ESQUIRE HOMES  
OAKWOOD  
PICKERING, ONTARIO

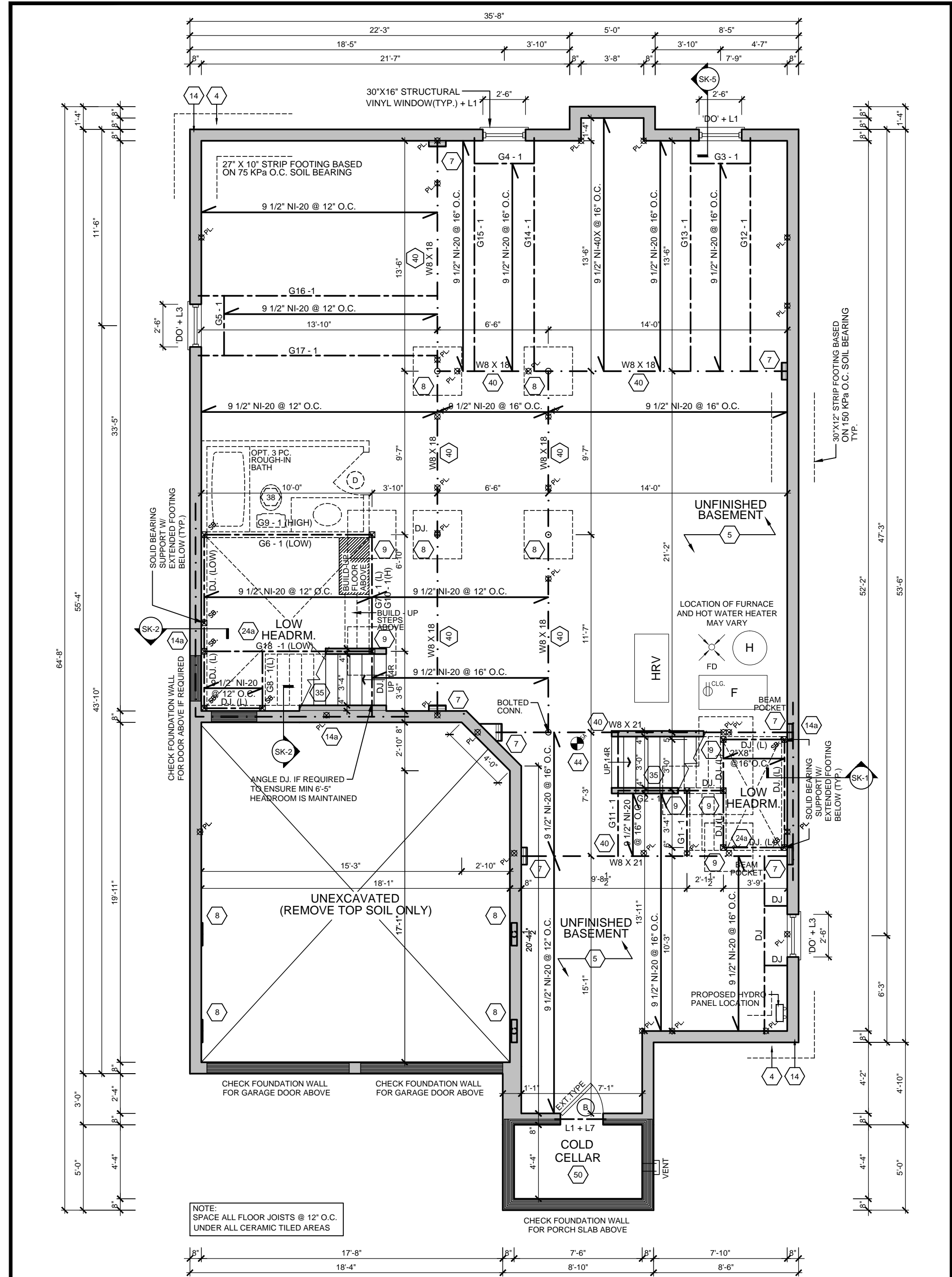



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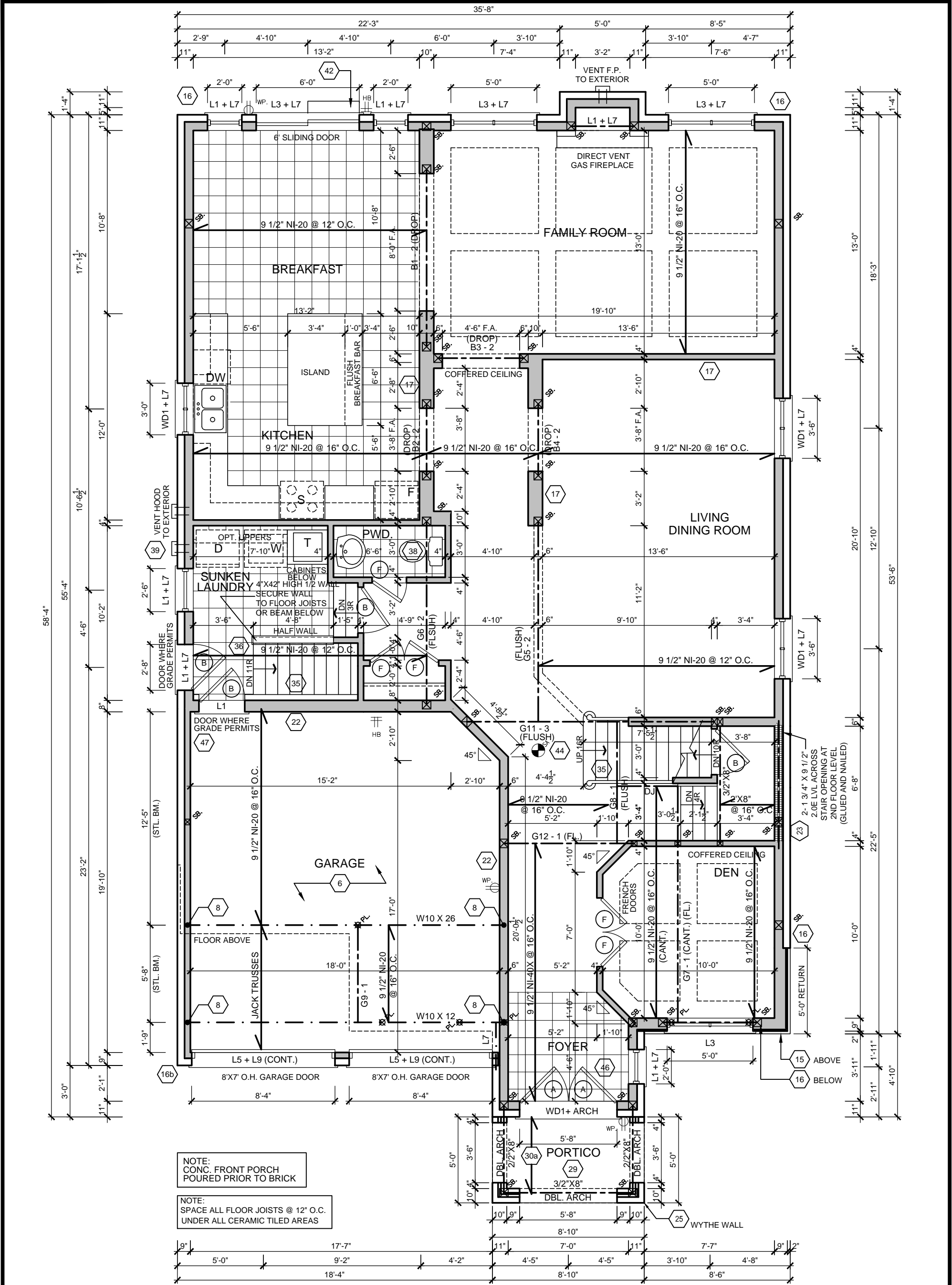
8395 JANE STREET  
SUITE 203  
VAUGHAN, ON  
TEL: 905-738-3177  
FAX: 905-738-5449

CONTACT PERSON: NELSON CUNHA

No.	REVISION COMMENTS:	DATE	DWN	CHK	No.	REVISION COMMENTS:	DATE	DWN	CHK	SCALE
1.	ISSUED FOR CLIENT REVIEW	JAN. 24/14	SB	NC						AS NOTED
2.	FLOOR JOIST AND TRUSS CO-ORDINATION	APR. 08/14	AL	NC						PROJECT No.
3.	REVISED AS PER ENGINEER COMMENTS	APR. 15/14	PV	NC						13091
4.	ISSUED FOR FINAL	APR. 16/14	PV	NC						T1
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					<p>QUALIFIED DESIGNER BCIN: 21032 FIRM BCIN: 26995 DATE: APRIL 16, 2014</p>					SIGNATURE:




<div><p><b>RN design</b> <i>Imagine • Inspire • Create</i> TEL.(905)738-3177 FAX.(905)738-5449</p></div>	MODEL		TUSCANY (46-01)		No.	ISSUED OR REVISION COMMENTS	DATE	DWN	CHK	SCALE
	CLIENT		ESQUIRE HOMES OAKWOOD PICKERING, ONTARIO		1.	ISSUED FOR CLIENT REVIEW	JAN. 24/14	SB	NC	3/16" = 1'0"
					2.	FLOOR JOIST AND TRUSS CO-ORDINATION	APR. 08/14	AL	NC	PROJECT NUMBER 13091
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										PAGE  <b>A1</b>
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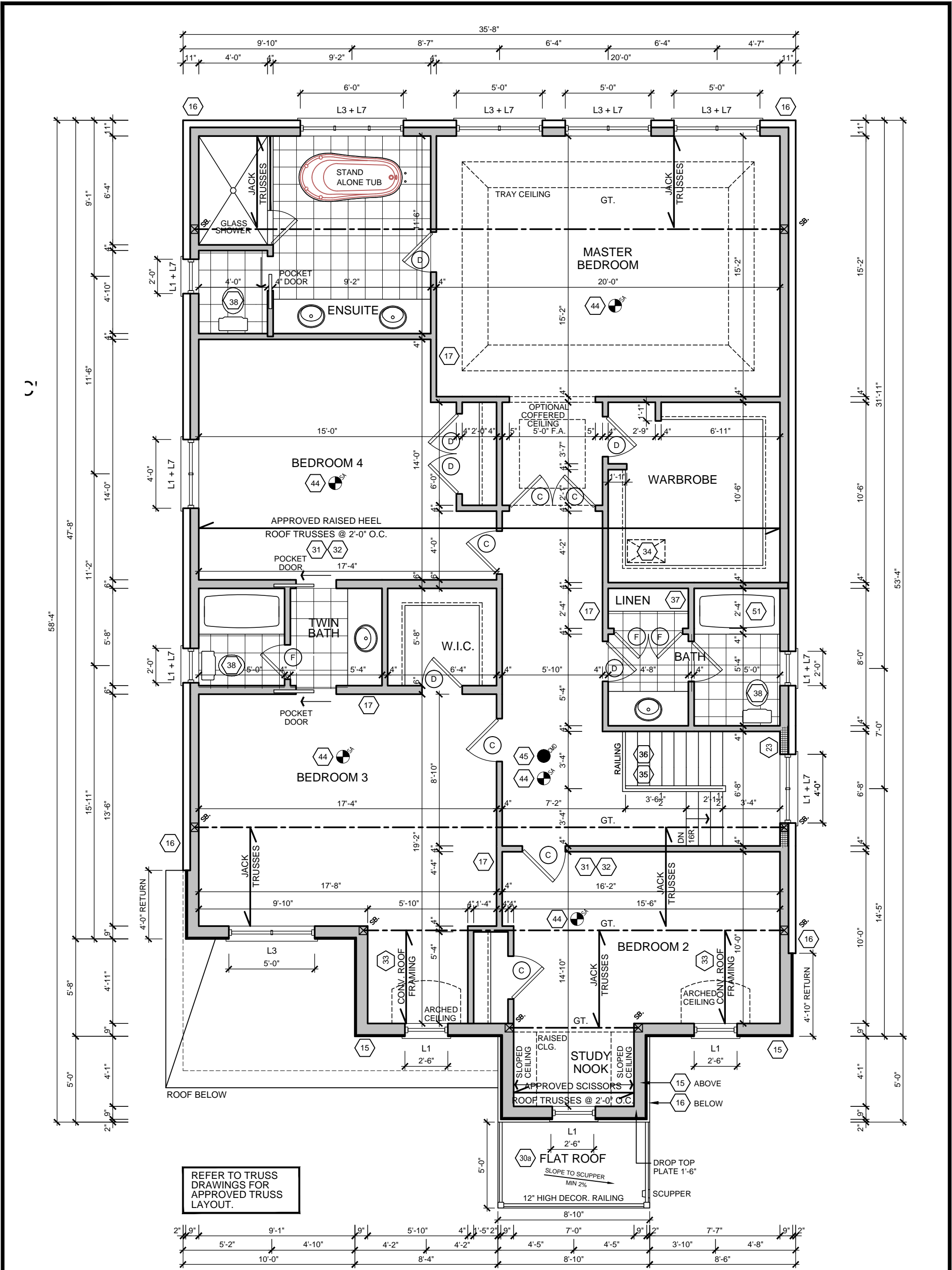



NOTE:  
CONC. FRONT PORCH  
POURED PRIOR TO BRICK

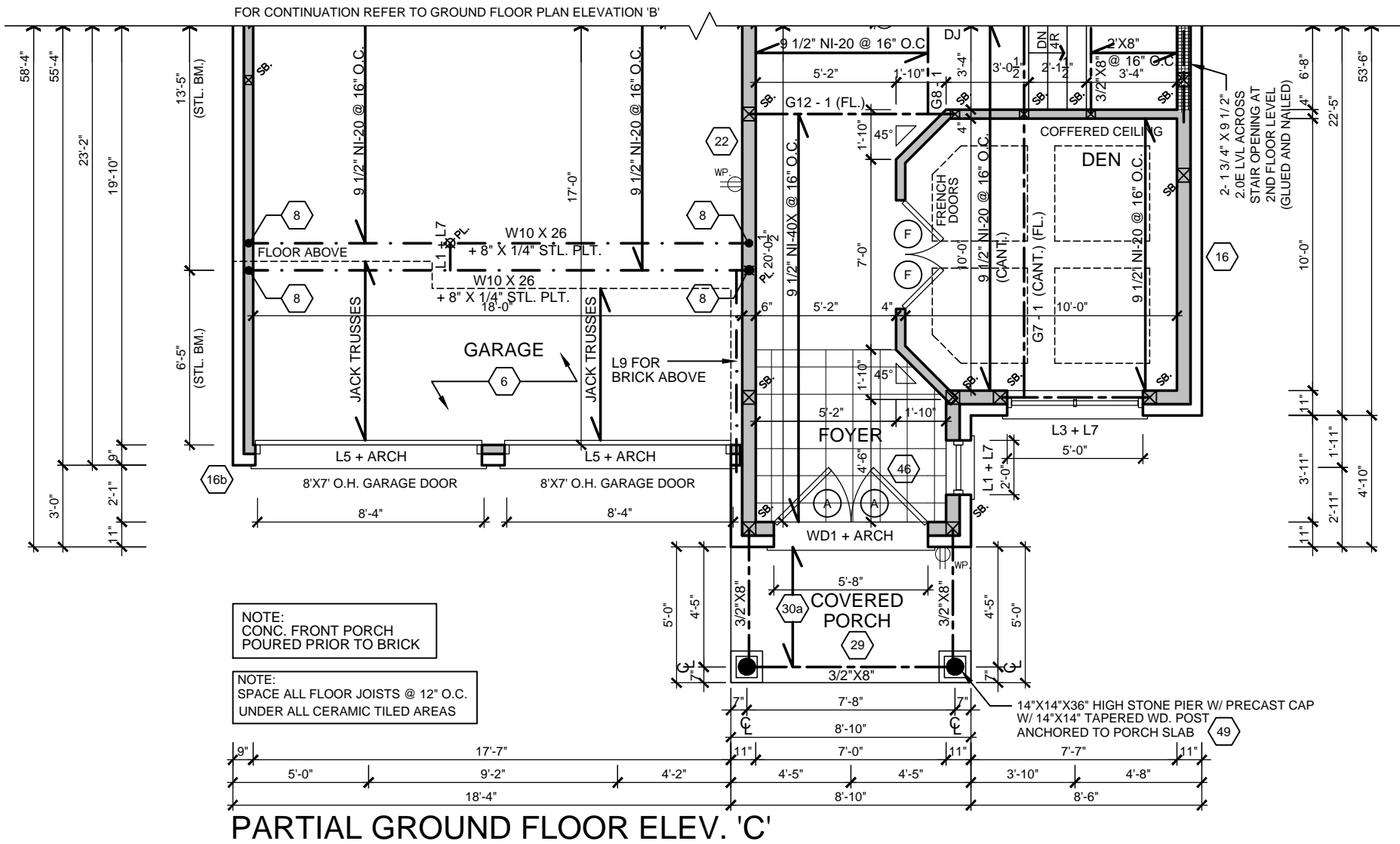
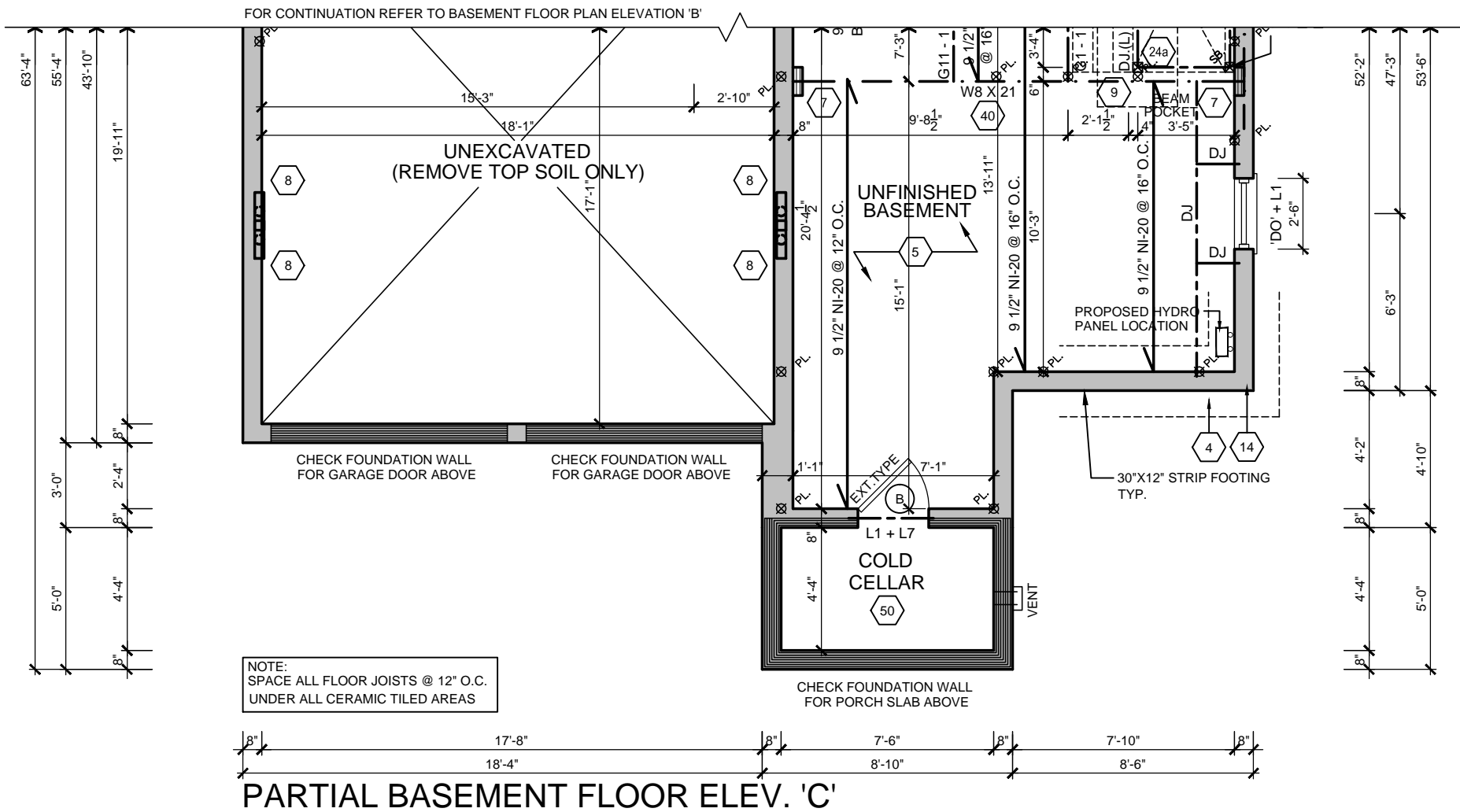
NOTE:  
SPACE ALL FLOOR JOISTS @ 12" O.C.  
UNDER ALL CERAMIC TILED AREAS


GROUND FLOOR ELEV. 'B'

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										A4

35'-8"

14'-1"

6'-4"

4'-4"

6'-10"

11"

4"

4"

20'-0"

6'-0"

L3 + L7

16

58'-4"

47'-8"

11'-6"

14'-2"

4"

4'-10"

2'-0"

L1 + L7

4"

6'-4"

11"

9'-1"

4"

4'-0"

4"

7'-2"

36" HALF WALL

GLASS SHOWER

JACK TRUSSES

GT.

17

POCKET DOOR

38

4'-0"

4"

9'-2"

4"

20'-0"

14'-2"

34

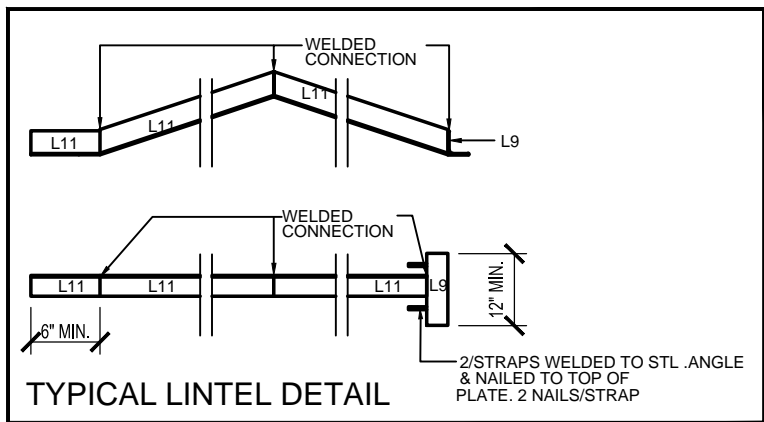
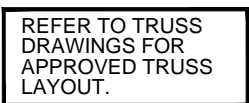
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BEDROOM 4

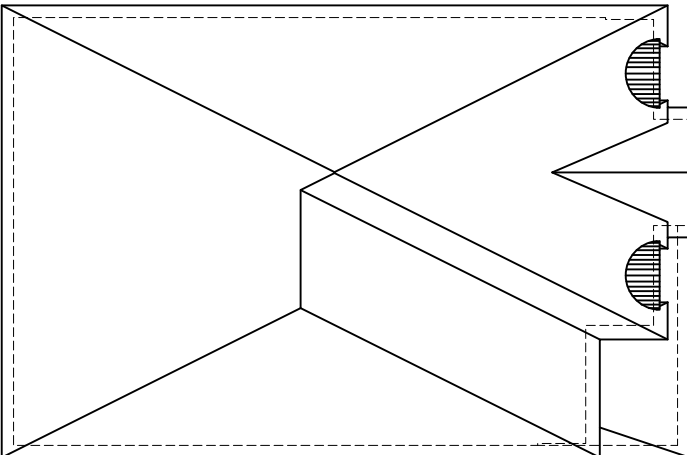
ENSUITE

STAND-ALONE TUB

FOR CONTINUATION REFER TO SECOND FLOOR PLAN ELEVATION 'B'



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								A5	
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ROOF PLAN 'B'



FRONT ELEVATION 'B'

NOTE: 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'.

NOTE: REFER TO TRUSS DRAWINGS FOR APPROVED TRUSS LAYOUT

TYPICAL ARCH WINDOW  
RAISED CEILING DETAIL

3 SHEETS OF 5/8" PLYWOOD SUPPORTING THE ENDS OF 2"x6" RAFTERS @ 4" O.C. CONV. FRAMED TO MAIN ROOF W/ 2"x4" STRAPPING BELOW RAFTERS. SPRAY APPLIED ISOLYNURATE INSULATION (BETWEEN RAFTERS)

TRIMMER RAFTER  
HEADER  
2"x12" NAILING BD. BEHIND  
TOP RAISED PLATE  
TOP PLATE  
WINDOW  
PEAK HEIGHT OF ROOF  
32'-4" +/-

#210 SELF SEALING ASPHALT SHINGLES W/ FLASHING AT VALLEYS

MID-POINT OF ROOF

LINE OF INTERIOR CEILING  
6" + 2" BUILT-UP ARCHED ROOF (TYP.) W/ PAINTED METAL CAP  
DECORATIVE EYEBROW DORMER W/ DECORATIVE ARCHITECTURAL RAISED STUCCO ARCH COMPLETE W/ SURROUND  
30"x18" EXTENDED ARCHED TRANSOM  
TOP OF PLATE  
TOP OF WINDOW  
14" OVERHANG FROM STUCCO FACE  
12" OVERHANG FROM BRICK FACE  
TOP OF PLINTH  
STUCCO FINISH (TYP.) W/ FLASHING BEHIND (AS REQUIRED)  
12" HIGH DECOR. RAILING  
FIN. SECOND FLOOR  
68"x16" SEGMENTAL TRANSOM W/ SELF-SUPPORTING PRECAST CONC. ARCH W/ CENTRE KEYSTONE  
TOP OF TRANSOM  
TOP OF WINDOW  
6" + 4" RAISED STUCCO HEADER COMPLETE W/ SURROUND W/ CENTRE KEYSTONE DETAIL  
PRECAST CONC. PLINTH (TYP.)  
TOP OF PLINTH  
STONE VENEER (TYP.)  
FIN. MAIN FLOOR  
FIN. GRADE  
8" POURED CONC. FDTN WALLS ON 30"x12" CONC. STRIP FOOTING  
POURED CONC. SILL  
POURED CONC. PORCH SLAB  
TOP OF SLAB

PRE-FINISHED ALUMINUM R.W.L. AND GUTTER ON PRE-FINISHED FASCIA BOARD AND VENTED SOFFIT  
TOP OF PLATE  
1"x6" DECOR. STUCCO FRIEZE BOARD (TYP.)  
TOP OF DROPPED PLATE

6" + 4" RAISED STUCCO HEADER COMPLETE W/ SURROUND

STUCCO FINISH (TYP.) W/ FLASHING BEHIND (AS REQUIRED)

RAISED STUCCO SILL  
METAL FLASHING BEHIND (TYP.)  
FIN. SECOND FLOOR

U/S OF GARAGE SOFFIT

PRECAST CONC. HEADER W/ CENTRE PRECAST KETSTONE

STONE VENEER (TYP.)  
FIN. MAIN FLOOR

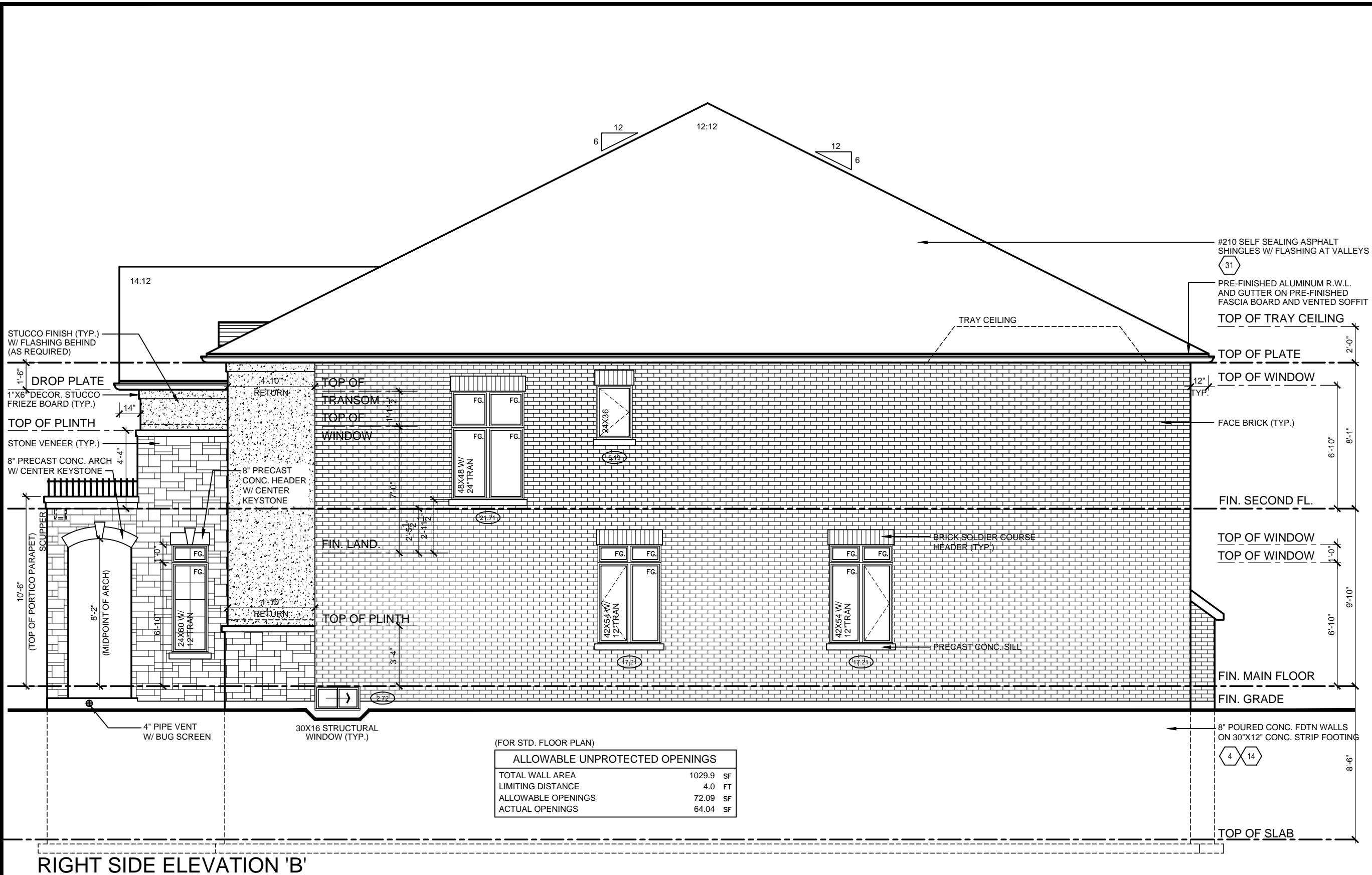
FIN. GRADE

U/S OF FOOTING

STEPPED FOOTING


No.		ISSUED OR REVISION COMMENTS	DATE	DWN	CHK	SCALE
1.		ISSUED FOR CLIENT REVIEW	JAN. 24/14	SB	NC	3/16" = 1'0"
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4.		ISSUED FOR FINAL	APR. 16/14	PV	NC	PAGE A6

TUSCANY (46-01)		ESQUIRE HOMES OAKWOOD PICKERING, ONTARIO	
MODEL		CLIENT	
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RIGHT SIDE ELEVATION 'B'

(FOR STD. FLOOR PLAN)	
ALLOWABLE UNPROTECTED OPENINGS	
TOTAL WALL AREA	1029.9 SF
LIMITING DISTANCE	4.0 FT
ALLOWABLE OPENINGS	72.09 SF
ACTUAL OPENINGS	64.04 SF

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									PAGE <b>A7</b>
			SIGNATURE: QUALIFIED DESIGNER BCIN: 21032 FIRM BCIN: 26995 DATE: APRIL 16, 2014						





MODEL

TUSCANY (46-01)

CLIENT

ESQUIRE HOMES  
OAKWOOD  
PICKERING, ONTARIO

No. ISSUED OR REVISION COMMENTS

1. ISSUED FOR CLIENT REVIEW  
2. FLOOR JOIST AND TRUSS CO-ORDINATION  
4. ISSUED FOR FINAL

DATE

JAN. 24/14  
APR. 08/14  
APR. 16/14

CHK

DWN  
SB  
AL  
PV

SCALE

3/16" = 1'0"

PROJECT NUMBER

13091

PAGE

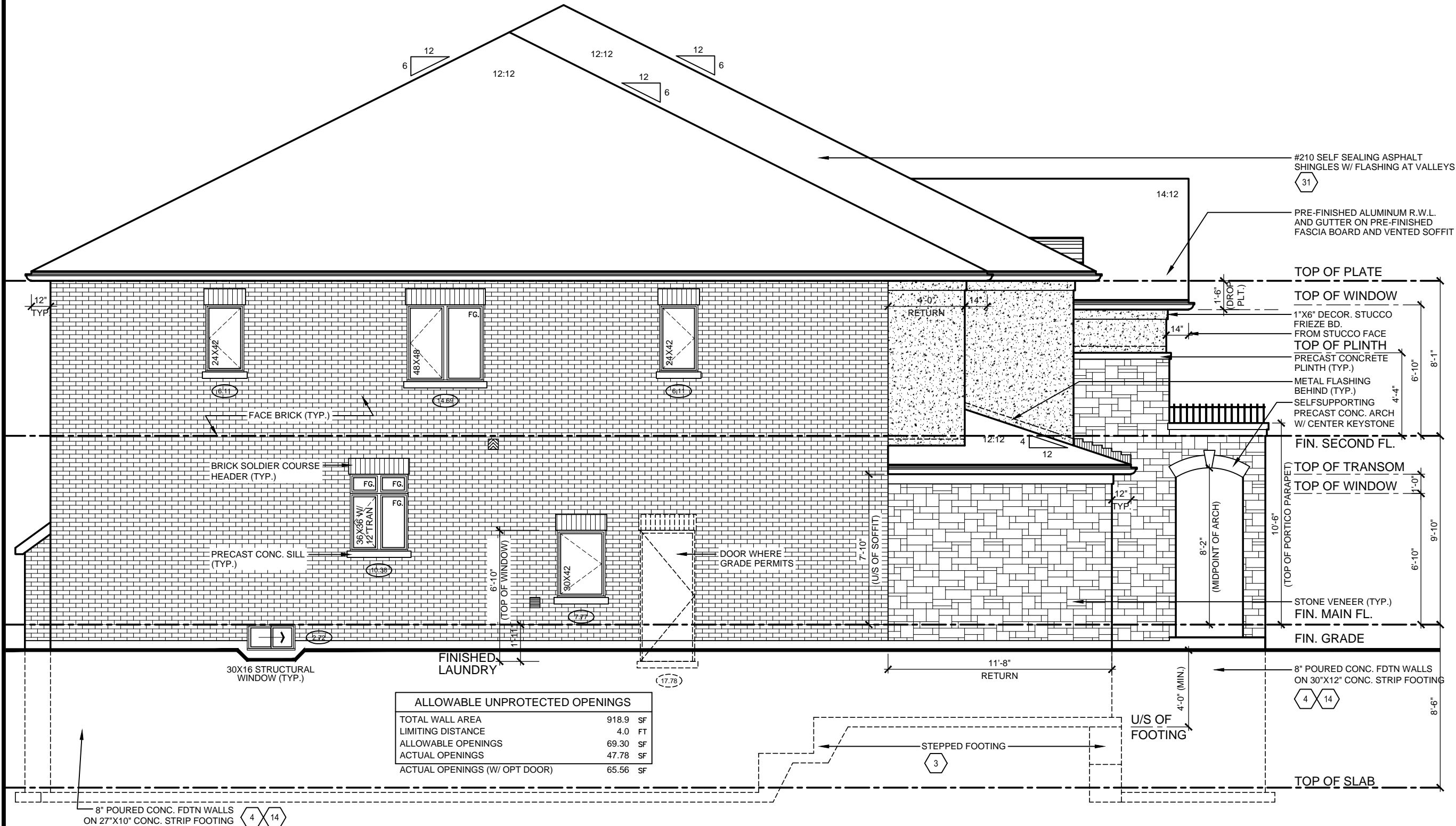
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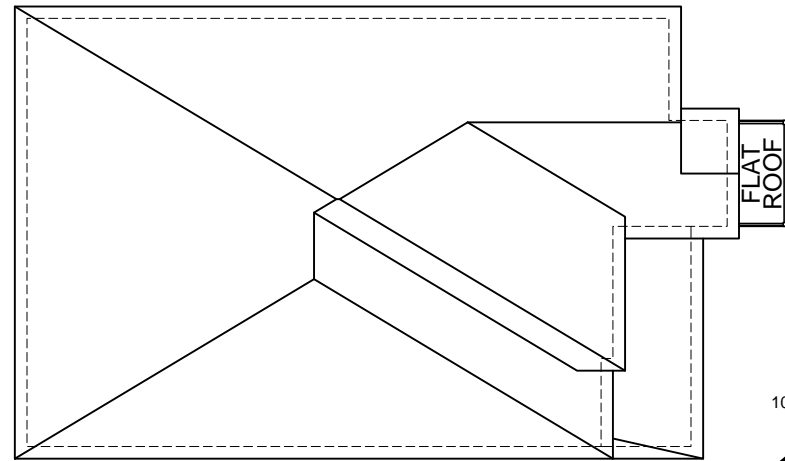
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LEFT SIDE ELEVATION 'B'

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A9					

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ROOF PLAN 'C'

NOTE: 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'.

NOTE: REFER TO TRUSS DRAWINGS FOR APPROVED TRUSS LAYOUT

PRE-FINISHED ALUMINUM R.W.L. AND GUTTER ON PRE-FINISHED FASCIA BOARD AND VENTED SOFFIT  
BRICK SOLDIER COURSE HEADER W/ CENTRE KEYSTONE  
TOP OF RAISED PLATE  
TOP OF PLATE  
1"x6" DECOR. FRIEZE BOARD (TYP.)  
30"x12" SEGMENTAL TRANSOM W/ SELF SUPPORTING BRICK ARCH HEADER W/ CENTRE PRECAST KETSTONE W/ BRICK STACK BOND SURROUND  
PAINTED METAL FLASHING W/ CAULKING TO MATCH

U/S OF GARAGE/PORCH SOFFIT

SELF SUPPORTING BRICK ARCH W/ CENTRE PRECAST KETSTONE  
FACE BRICK (TYP.)  
CONT. PRECAST CONC. BAND  
STONE VENEER (TYP.)  
FIN. MAIN FLOOR  
FIN. GRADE

U/S OF FOOTING

STEPPED FOOTING

FRONT ELEVATION 'C'

PEAK HEIGHT OF ROOF 31'-9"+/-

MID-POINT OF ROOF 24'-8"+/-

#210 SELF SEALING ASPHALT SHINGLES W/ FLASHING AT VALLEYS  
DOUBLE PRECAST CONC. KEYSTONE DETAIL  
LINE OF CATHEDRAL CEILING (6:12 SLOPE)

TOP OF RAISED PLATE

TOP OF PLATE

TOP OF WINDOW

FACE BRICK (TYP.)

TOP OF BAND

4" PRECAST CONC. BAND

PRECAST CONC. SILL (TYP.)

12" HIGH DECOR. RAILING

FIN. SECOND FLOOR

TOP OF TRANSOM

TOP OF WINDOW

14"x14"x36" HIGH STONE PIER W/ PRECAST CAP W/ 14"x14" TAPERED WD. POST ANCHORED TO PORCH SLAB

CONTINUOUS PRECAST CONC. BAND

TOP OF BAND

FIN. MAIN FLOOR

FIN. GRADE

8" POURED CONC. FDTN WALLS ON 30"x12" CONC. STRIP FOOTING

POURED CONC. SILL

POURED CONC. PORCH SLAB

TOP OF SLAB



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TUSCANY (46-01)

ESQUIRE HOMES  
OAKWOOD  
PICKERING, ONTARIO

MODEL

CLIENT

SCALE

3/16" = 1'0"

CHK

NC

DWN

SB

DATE

JAN. 24/14

ISSUED OR REVISION COMMENTS

1.

ISSUED FOR CLIENT REVIEW

2.

FLOOR JOIST AND TRUSS CO-ORDINATION

4.

ISSUED FOR FINAL

PAGE

NC

DATE

APRIL 16, 2014

SIGNATURE:

21032

QUALIFIED DESIGNER BCIN:

26995

FIRM BCIN:

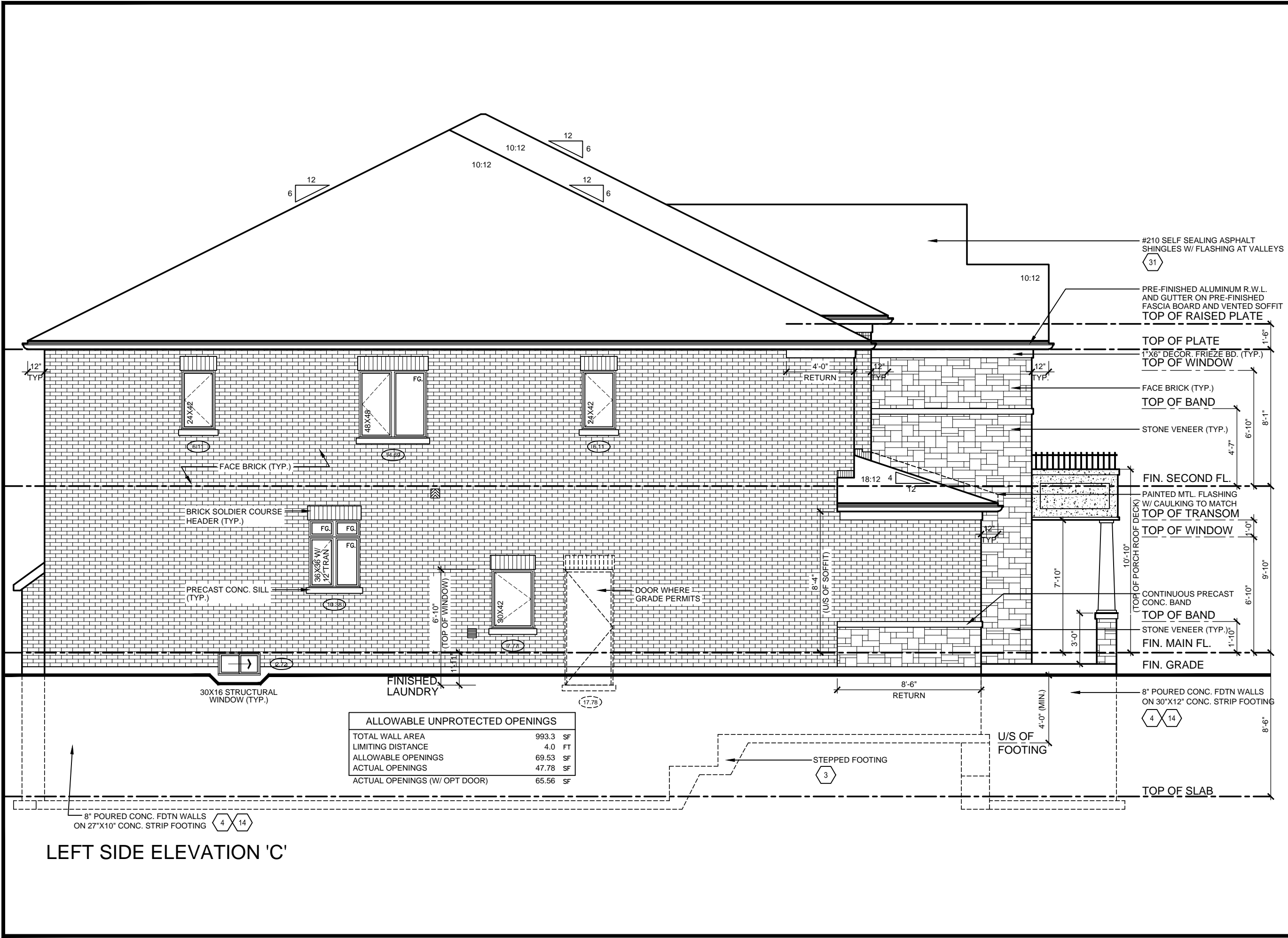
26995

DATE:

APRIL 16, 2014

A10





No.	ISSUED OR REVISION COMMENTS	DATE	DWN	CHK	SCALE
1.	ISSUED FOR CLIENT REVIEW	JAN. 24/14	SB	NC	3/16" = 1'0"
2.	FLOOR JOIST AND TRUSS CO-ORDINATION	APR. 08/14	AL	NC	PROJECT NUMBER 13091
4.	ISSUED FOR FINAL	APR. 16/14	PV	NC	PAGE A12
SIGNATURE:					
QUALIFIED DESIGNER BCIN: 21032					
FIRM BCIN: 26995					
DATE: APRIL 16, 2014					
I, NELSON CUNHA, DECLARE THAT I HAVE REVIEWED AND TAKE DESIGN RESPONSIBILITY FOR THE DESIGN WORK ON BEHALF OF RN DESIGN LIMITED UNDER DIVISION C, PART 3, SUBSECTION 3.2.4, OF THE BUILDING CODE. I AM QUALIFIED, AND THE FIRM IS REGISTERED, IN THE APPROPRIATE CLASSES/CATEGORIES.					
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. REVISED: DECEMBER 19, 2011 - RN STAFF IN ACCORDANCE TO SB-12 COMPLIANCE PACKAGE J					
File: C:\_RN_Standards\ACA_2013\TEMP\AcPublish_9160\13091-46-1-FINAL-TUSCANY (from 07105).dwg Plotted: Oct 02, 2014 By: serqeyb					

CONSTRUCTION NOTES:

COMPLIANCE PACKAGE J - O.B.C. 2012 - 2014 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'-1"(4.9m) MAX. SUPPORTED JOIST LENGTH  
-MIN. 2200psi (15MPa) CONCRETE AFTER 28 DAYS  
-SHALL REST ON UNDISTURBED SOIL, ROCK OR COMPACTED GRANULAR FILL W/ MIN. 10.9psi (75kPa) BEARING CAPACITY  
-FTG. TO HAVE CONTINUOUS KEY  
-FTG. SIZES MAY BE REDUCED FOR SOILS W/ GREATER BEARING CAPACITY (AS PER SOILS ENGINEERING REPORT)

1 TYPICAL STRIP FOOTING: (EXTERIOR WALLS)

O.B.C. 9.15.3.5.  
-FTG. TO EXTEND MIN. 4'-0" (1200mm) BELOW GRADE  
BRICK VENEER -1 STOREY - 13" X 4" (330mm X 100mm)  
-2 STOREY - 19" X 6" (485mm X 155mm)  
-3 STOREY - 26" X 9" (660mm X 230mm)

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

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" (650mmX 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.  
-DAMPPROOF BELOW SLAB W/ MIN. 0.006" (0.15mm) POLYETHYLENE OR TYPE 'S' ROLL ROOFING W/ 4" (100mm) LAPPED JOINTS.  
-DAMPPROOFING MAY BE OMITTED IF CONCRETE HAS MIN. 3600psi(25MPa) COMPRESSIVE STRENGTH AFTER 28 DAYS  
-4" (100mm) OF COURSE GRANULAR MATERIAL  
-PROVIDE BOND BREAKING MATERIAL BETWEEN SLAB & FTG.  
-WHERE SLAB IS REQUIRED TO BE WATERPROOFED IT SHALL CONFORM TO O.B.C. 9.13.3.  
-FLOOR DRAIN PER O.B.C.9.31.4.4.  
-R10 (RSI 1.76) INSULATION AT PERIMETER OF SLAB WHERE GRADE IS WITHIN 23-1/2" (600mm) OF BASEMENT SLAB EDGE. INSULATION TO EXTEND TO NOT LESS THAN 23-1/2" (600mm) BELOW EXTERIOR GRADE LEVEL (O.B.C. SB-12 - 2.1.1.6 (5))  
- UNLESS IT CAN BE DEMONSTRATED THAT SOIL GAS DOES NOT CONSTITUTE A PROBLEM, SOIL GAS CONTROL SHALL CONFIRM TO SUPPLEMENTARY STANDARD (O.B.C. SB-9)

5a 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.  
-DAMPPROOF BELOW SLAB W/ MIN. 0.006" (0.15mm) POLYETHYLENE OR TYPE 'S' ROLL ROOFING W/ 4" (100mm) LAPPED JOINTS.  
-DAMPPROOFING 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.  
-4" (100mm) OF COURSE GRANULAR MATERIAL  
-PROVIDE BOND BREAKING MATERIAL BETWEEN SLAB & FTG.  
-WHERE SLAB IS REQUIRED TO BE WATERPROOFED IT SHALL CONFORM TO O.B.C. 9.13.3.  
-FLOOR DRAIN PER O.B.C.9.31.4.4.  
- UNLESS IT CAN BE DEMONSTRATED THAT SOIL GAS DOES NOT CONSTITUTE A PROBLEM, SOIL GAS CONTROL SHALL CONFIRM TO SUPPLEMENTARY STANDARD (O.B.C. SB-9)

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 FILL PLACED UNDER SLAB , OTHER THAN COURSE CLEAN GRANULAR MATERIAL, SHALL BE COMPACTED.

7 PILASTERS:

O.B.C. 9.15.5.3.  
PILASTER  
-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) INTO FDN. WALL W/ WIDTH TO MATCH BEAM SIZE.  
-1/2" (13mm) SPACE AROUND WOOD BEAMS (O.B.C. 9.23.2.2.)

STRUCTURAL COLUMNS:

-SIZES BASED ON COLUMN SUPPORTING BEAMS CARRYING LOADS FROM NOT MORE THAN 2 WOOD FRAME FLOORS, WHERE THE LENGTHS OF JOISTS CARRIED BY SUCH BEAMS DO NOT EXCEED 16'-1" (4.9m) AND THE LIVE LOAD ON ANY FLOOR DOES NOT EXCEED 50psf (2.4kPa).

8 STEEL PIPE COLUMN:

O.B.C. 9.15.3.4. & 9.17.3.  
-FIXED COLUMN  
-MIN. 3 1/2" (90mm) DIA. W/ 3/16" (4.76mm) WALL THICKNESS  
-FOR STEEL BEAMS, CLIPS @ TOP & MIN. 6" X 4" X 1/4" (152mmX 100mmx 6.35mm) STEEL BTM. PLATE  
-FOR WOOD BEAMS, MIN. 4"x4"x1/4" (100mmX 100mm X 6.35mm) STEEL TOP & BTM. PLATES, OR TOP PLATE TO EXTEND MIN. WIDTH OF BEAM  
-ADJUSTABLE COLUMNS TO CONFORM TO CAN/CGSB-7.2-M WHERE IMPOSED LOAD DOES NOT EXCEED 36 kN (O.B.C. 9.17.3.4.)  
COL. SPACING: FTG SIZE:  
2 STOREY  
-MAX. 9'-10" (2997mm) - 34" X 34" X 16" - (860mmX 860mmX 400mm)  
-MAX. 16'-0" (4880mm) - 44" X 44" X 21" - (1120mmX 1120mmX 530mm)  
3 STOREY  
-MAX. 9'-10" (2997mm) - 40" X 40" X 19" - (1010mmX 1010mmX 480mm)  
- 51" X 51" X 24" - (1295mmX 1295mmX 610mm)  
-MAX. 16'-0" (4880mm)  
-WHERE COL. SITS ON FDN. WALL, USE 4" X 8" X 5/8" (100mmX 200mmX 16mm) STEEL PLATE WITH 2-5/8" (16mm) ANCHOR BOLTS

9 WOOD COLUMN:

O.B.C. 9.17.4.1.  
-5 1/2" X 5 1/2" (140mm X 140mm) SOLID WOOD COLUMN.  
-METAL SHOE ANCHORED TO FOOTING  
-25" X 25" X 12" (640mmX 640mmX 300mm) CONC. PAD (1 FLOOR SUPPORTED W/ 9'-10" COL. SPACING)  
-34" X 34" X 14" (860mmX 860mmX 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/ 1/2" ANCHOR BOLTS @ 4" O.C.  
-WHERE WOOD BEAMS BEAR ON FIREWALLS USE GENERAL NOTE 11  
WHERE REQUIRED TO OBTAIN 5" SEPARATION DISTANCE BETWEEN ADJACENT BEAMS

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"xØ 8" ANCHOR BOLTS.

WALL ASSEMBLIES:

14 FOUNDATION WALL:

O.B.C. 9.15.4.2.  
-FOR WALLS NOT EXCEEDING 9'-10" (3000mm) IN Laterally supported height.  
-8" (200mm) SOLID 2200psi (15MPa) CONCRETE  
-MAX. UNSUPPORTED HEIGHT OF 3'-1 1" (1200mm) & MAX. SUPPORTED HEIGHT OF 7'-0" (2150mm) MEASURED FROM GRADE TO FINISHED BASEMENT FLOOR.  
-FOR WALLS NOT EXCEEDING 9'-0" (2750mm) IN Laterally supported height.  
-10" (250mm) SOLID 2200psi (15MPa) CONCRETE  
-MAX. UNSUPPORTED HEIGHT OF 4'-7" (1400mm) & MAX. SUPPORTED HEIGHT OF 8'-6" (2600mm) MEASURED FROM GRADE TO FINISHED BASEMENT FLOOR.  
-LATERAL SUPPORT PROVIDED BY ANCHORED SILL PLATE TO JOISTS.  
-FOR CONDITIONS EXCEEDING THESE MAXIMUMS AN ALTERNATIVE IN CONFORMANCE TO O.B.C.- T.9.15.4.1 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/ R12 (RSI 2.11) FROM UNDERSIDE OF SUBFLOOR TO NOT MORE THAN 8" (200mm) ABOVE FINISHED FLOOR OF BASEMENT (ZONE 1. O.B.C. T.2.1.1.2.A.)  
-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  
DAMPPROOFING & WATERPROOFING:  
-DAMPPROOF THE EXTERIOR FACE OF WALL BELOW GRADE AS PER O.B.C. 9.13.2.  
-WHERE INSULATION EXTENDS TO MORE THAN 4'-9" (1450mm) BELOW GRADE, A FDN. WALL DRAINAGE LAYER SHALL BE PROVIDED IN CONFORMANCE TO O.B.C. 9.14.2.1.(2) (3) (4)  
-FINISHED BASEMENTS SHALL HAVE INTERIOR DAMPPROOFING 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 DAMPPROOFING.

4a 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 OF WALL.  
-BARS TO HAVE MIN. 2" (50mm) CONCRETE COVER  
-BARS TO EXTEND 2'-0" (600mm) BEYOND BOTH SIDES OF OPENING.

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.)  
-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 6" (38mm X 140mm) WOOD STUDS @ 16" (400mm) O.C.  
-MIN. R22 (RSI 3.87) INSULATION (ZONE 1. O.B.C. T.2.1.1.2.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. T.9.23.10.1. =  
-FOR 3 FLOORS SUPPORTED ABOVE, 2" X 6" (38mmX 140mm) STUDS ARE REQUIRED TO BE SPACED @ 12" (300mm) O.C.

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

O.B.C. SB-3 WALL = EW1b (STC = N/A, FIRE = 45 MIN)  
FOR 45 MINUTE FIRE RATED WALL REQUIREMENTS SUBSTITUTE THE FOLLOWING MATERIALS:  
-REPLACE R22 (RSI 3.87) INSULATION WITH R22 (RSI 3.87) ABSORPTIVE INSULATING MATERIAL WITH A MASS OF AT LEAST 4.8 kg/ sq.m.  
-REPLACE 1/2" (12.7mm) INTERIOR GYPSUM BOARD WITH 1/2" (12.7mm) TYPE 'X' GYPSUM BOARD.

REQ. FOR FIRE RATING (LESS THAN 2'-0" LIMITING DISTANCE):

-REFER TO REQUIREMENTS FOR LESS THAN 4'-0" LIMITING DISTANCE AND ADD/REPLACE THE FOLLOWING:  
-NON-COMBUSTABLE SIDING OR STUCCO AS PER ELEVATIONS (REFER TO MANUFACTURER'S SPECIFICATIONS).  
OR  
-VINYL SIDING IS PERMITTED PER O.B.C. 9.10.15.5.(3). OVER 1/2" (12.7mm) GYPSUM EXTERIOR SHEATHING WHICH REPLACES EXTERIOR PLYWOOD OR EQUIV.

15a ALTERNATE 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 1/2" (38mm) R8 (RSI 1.41) RIGID INSULATION W/ TAPED JOINTS (O.B.C. 9.27.3.4.)  
-BRACE W/ CONT. 16 GAUGE STEEL 'T' BRACES FROM TOP PLATE TO BTM. PLATE FOR THE FULL LENGTH OF WALL, OR CONT. 2" X 4" (38mmX 89mm) SOLID WOOD BLOCKING @ APPROXIMATELY 45 DEG. FROM TOP PLATE TO BTM. PLATE FOR FULL LENGTH OF WALL.  
-2" X 4" (38mmX 89mm) WOOD STUDS @ 16" (400mm) O.C. @ 12" (300mm) O.C. ON BOTTOM FLR. WHEN 3 STOREYS.  
-R14 (RSI 2.46) INSULATION (ZONE 1. O.B.C. T.2.1.1.2.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 2 + 3 FLOORS ABOVE - O.B.C. T.9.23.10.1. =  
-FOR 2 FLOORS SUPPORTED ABOVE, 2" X 4" (38mmX 89mm) STUDS ARE REQUIRED TO BE SPACED @ 12" (300mm) O.C.  
-FOR 3 FLOORS SUPPORTED ABOVE, 2" X 6" (38mmX 140mm) STUDS ARE REQUIRED TO BE SPACED @ 12" (300mm) O.C.

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

O.B.C. SB-3 WALL = EW1b (STC = N/A, FIRE = 45 MIN)  
FOR 45 MINUTE FIRE RATED WALL REQUIREMENTS SUBSTITUTE AND/OR ADD THE FOLLOWING MATERIALS:  
-ADD 1/4" (6mm) PLYWOOD (EXTERIOR TYPE) OR EQUIVALENT AS PER O.B.C. 9.23.16. BETWEEN RIGID INSULATION AND WOOD STUD.  
-REPLACE R14 (RSI 2.46) INSULATION WITH R14 (RSI 2.46) ABSORPTIVE INSULATING MATERIAL WITH A MASS OF AT LEAST 2.8 kg/ sq.m.  
-REPLACE 1/2"(12.7mm) GYPSUM BD. W/ 1/2" (12.7mm) TYPE 'X' GYPSUM BD.

REQ. FOR FIRE RATING (LESS THAN 2'-0" LIMITING DISTANCE):

-REFER TO REQUIREMENTS FOR LESS THAN 4'-0" LIMITING DISTANCE AND ADD/REPLACE THE FOLLOWING:  
-NON-COMBUSTABLE SIDING OR STUCCO AS PER ELEVATIONS (REFER TO MANUFACTURER'S SPECIFICATIONS).  
OR  
-VINYL SIDING IS PERMITTED PER O.B.C. 9.10.15.5.(3). OVER SHEATHING PAPER OVER 1/2" (12.7mm) GYPSUM EXTERIOR SHEATHING ON EXTERIOR SIDE OF RIGID INSULATION

15b FRAME WALL CONSTRUCTION @ GARAGE:

O.B.C. 9.23.  
-SIDING OR STUCCO AS PER ELEVATIONS, MIN. 7 7/8" (200mm) FROM FINISHED GRADE (O.B.C. 9.28.1.4. & 9.27.)  
-WALL SHEATHING MEMBRANE AS PER O.B.C. 9.27.3.2.  
-1/4" (6mm) PLYWOOD (EXTERIOR TYPE) OR EQUIVALENT AS PER O.B.C. 9.23.16.  
-2" X 4" (38mmX 89mm) WOOD STUDS @ 16" (400mm) O.C.  
-1/2" (12.7mm) GYPSUM BOARD  
NOTE - SUPPORT FOR 2 + 3 FLOORS ABOVE - O.B.C. T.9.23.10.1. =  
-FOR 2 FLOORS SUPPORTED ABOVE, 2" X 4" (38mmX 89mm) STUDS ARE REQUIRED TO BE SPACED @ 12" (300mm) O.C.  
-FOR 3 FLOORS SUPPORTED ABOVE, 2" X 6" (38mmX 140mm) STUDS ARE REQUIRED TO BE SPACED @ 12" (300mm) O.C.

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

O.B.C. SB-3 WALL = EW1b (STC = N/A, FIRE = 45 MIN)  
FOR 45 MINUTE FIRE RATED WALL REQUIREMENTS SUBSTITUTE AND/OR ADD THE FOLLOWING MATERIALS:  
-ADD ABSORPTIVE MATERIAL WITH A MASS OF AT LEAST 2.8 kg/ sq.m.  
-REPLACE 1/2"(12.7mm) GYPSUM BD. W/ 1/2" (12.7mm) TYPE 'X' GYPSUM BD.  
REQ. FOR FIRE RATING (LESS THAN 2'-0" LIMITING DISTANCE):

-REFER TO REQUIREMENTS FOR LESS THAN 4'-0" LIMITING DISTANCE AND ADD/REPLACE THE FOLLOWING:  
-NON-COMBUSTABLE SIDING OR STUCCO AS PER ELEVATIONS (REFER TO MANUFACTURER'S SPECIFICATIONS).  
OR  
-VINYL SIDING IS PERMITTED PER O.B.C. 9.10.15.5.(3). OVER SHEATHING PAPER OVER 1/2" (12.7mm) GYPSUM EXTERIOR SHEATHING WHICH REPLACES EXTERIOR PLYWOOD OR EQUIV.

16 BRICK VENEER CONSTRUCTION:

O.B.C. 9.23.  
-3-1/2" (90mm) FACE BRICK OR 4" (100mm) STONE @ 36'-1" (11m) MAX. HEIGHT  
-MIN. 0.03" (0.76mm) THICK, 7/8" (22mm) WIDE CORROSION RESISTANT STRAPS @ MAX. 15 3/4" (400mm) O.C. HORIZONTAL & 23 5/8" (600mm) O.C. VERTICAL SPACING  
-PROVIDE WEEP HOLES @ 2'-7" (800mm) O.C. @ 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. 9.23.16  
-2" X 6" (38mmX 140mm) WOOD STUDS @ 16" (400mm) O.C.  
-MIN. R22 (RSI 3.87) INSULATION (ZONE 1. O.B.C. T.2.1.1.2.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. T.9.23.10.1. =  
-FOR 3 FLOORS SUPPORTED ABOVE, 2" X 6" (38mmX 140mm) STUDS ARE REQUIRED TO BE SPACED @ 12" (300mm) O.C.  
REQ. FOR FIRE RATING (LESS THAN 4'-0" LIMITING DISTANCE):

O.B.C. SB-3 WALL = EW1b (STC = N/A, FIRE = 45 MIN)  
FOR 45 MINUTE FIRE RATED WALL REQUIREMENTS SUBSTITUTE AND/OR ADD THE FOLLOWING MATERIALS:  
-REPLACE R22 (RSI 3.87) INSULATION WITH R22 (RSI 3.87) ABSORPTIVE INSULATING MATERIAL WITH A MASS OF AT LEAST 4.8 kg/ sq.m.  
-REPLACE 1/2"(12.7mm) GYPSUM BD. W/ 1/2" (12.7mm) TYPE 'X' GYPSUM BD.

16a ALTERNATE BRICK VENEER CONSTRUCTION:

O.B.C. 9.23.  
-3-1/2" (90mm) FACE BRICK OR 4" (100mm) STONE @ 36'-1" (11m) MAX. HEIGHT  
-MIN. 0.03" (0.76mm) THICK, 7/8" (22mm) WIDE CORROSION RESISTANT STRAPS @ MAX. 15 3/4" (400mm) O.C. HORIZONTAL & 23 5/8" (600mm) O.C. VERTICAL SPACING  
-PROVIDE WEEP HOLES @ 2'-7" (800mm) O.C. @ 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  
-1 1/2" (38mm) R8 (RSI 1.41) RIGID INSULATION W/ TAPED JOINTS (O.B.C. 9.27.3.4.)  
-2" X 4" (38mmX 89mm) WOOD STUDS @ 16" (400mm) O.C. @ 12" (300mm) O.C. ON BOTTOM FLR. WHEN 3 STOREYS  
-BRACE W/ CONT. 16 GAUGE STEEL 'T' BRACES FROM TOP PLATE TO BTM. PLATE FOR THE FULL LENGTH OF WALL, OR  
-CONT. 2" X 4" (38mmX 89mm) SOLID WOOD BLOCKING @ APPROXIMATELY 45 DEG. FROM TOP PLATE TO BTM. PLATE FOR FULL LENGTH OF WALL  
-R14 (RSI 2.46) INSULATION  
-CONTINUOUS AIR/VAPOUR BARRIER IN CONFORMANCE W/ O.B.C.- 9.25.3. & 9.25.4.  
-1/2" (12.7mm) GYPSUM BOARD  
NOTE - SUPPORT FOR 2 + 3 FLOORS ABOVE - O.B.C. T.9.23.10.1. =  
-FOR 2 FLOORS SUPPORTED ABOVE, 2" X 4" (38mmX 89mm) STUDS ARE REQUIRED TO BE SPACED @ 12" (300mm) O.C.  
-FOR 3 FLOORS SUPPORTED ABOVE, 2" X 6" (38mmX 140mm) STUDS ARE REQUIRED TO BE SPACED @ 12" (300mm) O.C.  
REQ. FOR FIRE RATING (LESS THAN 4'-0" LIMITING DISTANCE):

O.B.C. SB-3 WALL = EW1b (STC = N/A, FIRE = 45 MIN)  
FOR 45 MINUTE FIRE RATED WALL REQUIREMENTS SUBSTITUTE AND/OR ADD THE FOLLOWING MATERIALS:  
-ADD 1/4" (6mm) PLYWOOD (EXTERIOR TYPE) OR EQUIVALENT AS PER O.B.C. 9.23.16. BETWEEN RIGID INSULATION AND WOOD STUD.  
-REPLACE R14 (RSI 2.46) INSULATION WITH R14 (RSI 2.46) ABSORPTIVE INSULATING MATERIAL WITH A MASS OF AT LEAST 2.8 kg/ sq.m.  
-REPLACE 1/2"(12.7mm) GYPSUM BD. W/ 1/2" (12.7mm) TYPE 'X' GYPSUM BD.

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



MODEL	TUSCANY (46-01)
CLIENT	ESQUIRE HOMES OAKWOOD PICKERING, ONTARIO

NO.	ISSUED OR REVISION COMMENTS	DATE	DWN	CHK	SCALE
1.	ISSUED FOR CLIENT REVIEW	JAN. 24/14	SB	NC	N/A
2.	FLOOR JOIST AND TRUSS CO-ORDINATION	APR. 08/14	AL	NC	PROJECT NUMBER
4.	ISSUED FOR FINAL	APR. 16/14	PV	NC	13091
					PAGE

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

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

QUALIFIED DESIGNER BCIN: 21032  
FIRM BCIN: 26995  
DATE: APRIL 16, 2014

SIGNATURE:

D1



PROJECTIONS:  
O.B.C. 9.8.7.6  
- HANDRAILS AND PROJECTIONS BELOW HANDRAILS INCLUDING STEP STRINGERS TO PROJECT A MAXIMUM OF 4' (1200mm) 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. 9.8.9.6  
-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 DEMARCAT E 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'-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. SB-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)  
-FOR DWELLING UNITS GUARDS TO BE A MIN. OF 2'-11" (900mm) HIGH  
-FOR DWELLING UNITS GUARDS TO BE 3'-6" (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

EXTERIOR GUARDS @ JULIET BALCONY:

-FOR RAILING SPANNING MAXIMUM OF 6'-0".  
-PROVIDE PREFIN. METAL RAILING W/ 76mm VERTICAL OPENING TO CONFORM WITH O.B.C. APPENDIX A-9.8.8.5.  
-GUARDS TO BE 3'-6" (1070mm)  
-FOR DWELLING UNITS GUARDS TO BE 2'-11" (900mm) WHERE FLOOR TO GRADE DIFFERENCE IS LESS THAN 5'-11" (1800mm) AS PER O.B.C. 9.8.8.2. OR  
-FOR DWELLING UNITS GUARDS TO BE 3'-6" WHERE FLOOR TO GRADE DIFFERENCE IS 5'-11" (1800mm) OR GREATER AS PER O.B.C. 9.8.8.2.  
-VERTICAL END RAILING ANCHORED TO CORNER DOUBLE STUDS USING 3 ROWS OF 3/8"Ø MIN. ANCHOR BOLTS EQUALLY SPACED WITH 3" MIN. EMBEDMENT TO STUDS.  
-PROVIDE SAME ANCHOR BOLTS @ 36" O.C. FOR BASE PLATE CONNECTION.

-LINEN 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

-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

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  
-ALARMS TO BE CONNECTED IN CIRCUIT AND INTERCONNECTED SO ALL 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

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.

-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

-GARAGE MAN DOORS TO BE GAS PROOFED WITH SELF CLOSER, WEATHERSTRIPPING, THRESHOLD & DEAD BOLT PER O.B.C. 9.10.13.15.  
-R4 (RSI 0.70)

-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.  
-14" X 14" MASONRY VENEER SURROUND W/ PRECAST CONCRETE CAP.  
-REFER TO ELEVATION DRAWINGS FOR HEIGHT OF CAP.  
-SURROUND TO BE TIED W/ METAL TIES @ 16" (400mm) O.C. VERT. INSTALLED PER O.B.C. 9.20.9.4.  
-3/4" AIR SPACE AROUND POST.  
OR  
-MIN. 6"X6" (140mm X 140mm) WOOD POST CLAD W/ DECOR. SURROUND (PER ELEVATION DRAWINGS) ANCHORED TO CONC. CAP W/ METAL SADDLE.  
-14" X 14" MASONRY PIER TO BE CONSTRUCTED SOLID W/ PRECAST CONCRETE CAP.  
-REFER TO ELEVATION DRAWINGS FOR HEIGHT OF CAP.  
NOTE: DECORATIVE STRUCTURAL COLUMNS MAY REPLACE 6" X 6" POST PROVIDED THAT THEY ARE IN CONFORMANCE WITH O.B.C. 9.17.4.

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.

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  
-L1+L7 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)

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)(d) & 3.8.3.13.(1)(f)  
-GRAB BARS TO BE INSTALLED AS PER O.B.C. 9.8.7.7.(2)

FRAME CONSTRUCTION:

-ALL FRAMING LUMBER TO BE No.1 AND No. 2 SPF UNLESS NOTED OTHERWISE.  
-ROOF LOADING IS BASED ON 1.5kPa SPECIFIED COMPOSITE SNOW AND RAIN LOADS.  
-JOISTS TO HAVE MIN. 1-1/2" (38mm) END BEARING  
-BEAMS TO HAVE MIN. 3-1/2" (89mm) END BEARING  
-DOUBLE STUDS @ OPENINGS  
-DOUBLE HEADER JOISTS AROUND FLOOR OPENINGS WHEN THEY ARE BETWEEN 3'-11" (1200mm) AND 10'-6" (3200mm)  
-DOUBLE TRIMMER JOISTS WHEN HEADER JOIST LENGTH IS BETWEEN 2'-7" (800mm) AND 6'-7" (2000mm)  
-DOUBLE JOISTS OR SOLID BLOCKING UNDER NON-LOAD BEARING PARALLEL PARTITIONS  
-BEAMS TO BE PLACED UNDER LOADBEARING WALLS WHEN WALLS ARE PARALLEL TO FLOOR JOISTS  
-BEAMS MAY BE A MAX. 24" (600mm) FROM LOADBEARING WALLS WHEN WALLS ARE PERPENDICULAR TO FLOOR JOISTS  
-APPROVED METAL HANGERS TO BE USED FOR JOISTS AND BEAMS WHEN THEY FRAME INTO SIDES OF BEAMS, TRIMMERS AND HEADERS  
-FLOOR JOISTS SUPPORTING ROOF LOADS SHALL NOT BE CANTILEVERED MORE THAN 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:  
a) THE THERMAL INSULATION VALUE IN A CEILING WITH AN ATTIC SPACE IS NOT LESS THAN R60 (RSI 10.55).  
b) THE MINIMUM EFFICIENCY OF THE *HRV* IS INCREASED BY NOT LESS THAN 8 PERCENTAGE POINTS.  
c) THE MINIMUM *AFUE* OF THE SPACE HEATING EQUIPMENT IS INCREASED BY NOT LESS THAN 2 PERCENTAGE POINTS.  
d) THE MINIMUM *EF* OF THE DOMESTIC HOT WATER HEATER IS INCREASED BY NOT LESS THAN 4 PERCENTAGE POINTS.

SCHEDULES

DOORS

A 865x2030x45 (2'10"x6'8"x1-3/4")  
B 815x2030x35 (2'8"x6'8"x1-3/8")  
C 760x2030x35 (2'6"x6'8"x1-3/8")  
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

WD1 3/ 2" X 8" SPR  
WD2 4/ 2" X 8" SPR  
WD3 5/ 2" X 8" SPR  
  
L1 2/ 2" X 8" SPR  
L3 2/ 2" X 10" SPR  
L5 2/ 2" X 12" SPR  
L7 3-1/2" X 3-1/2" X 1/4" L  
L9 4" X 3-1/2" X 1/4" L

WOOD BEAMS







WD4 3/ 2" X 10" SPR  
WD5 4/ 2" X 10" SPR  
WD6 5/ 2" X 10" SPR





WD7 3/ 2" X 12" SPR  
WD8 4/ 2" X 12" SPR  
WD9 5/ 2" X 12" SPR  
  
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**  
 **WATERPROOF DUPLEX OUTLET**  
 **VENTS AND INTAKES**  
 **HOSE BIB**  
 **EXHAUST FAN**  
 **COLD CELLAR VENT**  
 **STOVE VENT**  
 **FIRE PLACE VENT**  
 **DRYER VENT**

 **CARBON MONOXIDE DETECTOR**  
D.J. **DOUBLE JOIST**  
P.T. **PRESSURE TREATED LUMBER**  
G.T. **GIRDER TRUSS**  
A.F.F. **ABOVE FINISHED FLOOR**  
 **EXT. LIGHT FIXTURE (WALL MOUNTED)**  
 **HYDRO METER**  
 **GAS METER**

 **FLOOR DRAIN SOLID BEARING**  
 **(TO BE SAME WIDTH AS SUPPORTED MEMBER)**  
 **POINT LOAD**  
 **FLAT ARCH**  
 **2 STORY WALL**  
U/S **UNDER SIDE**  
FG **FIXED GLAZING**  
GB **GLASS BLOCK**  
BG **BLACK GLASS**

FLOOR AREA CALCULATIONS

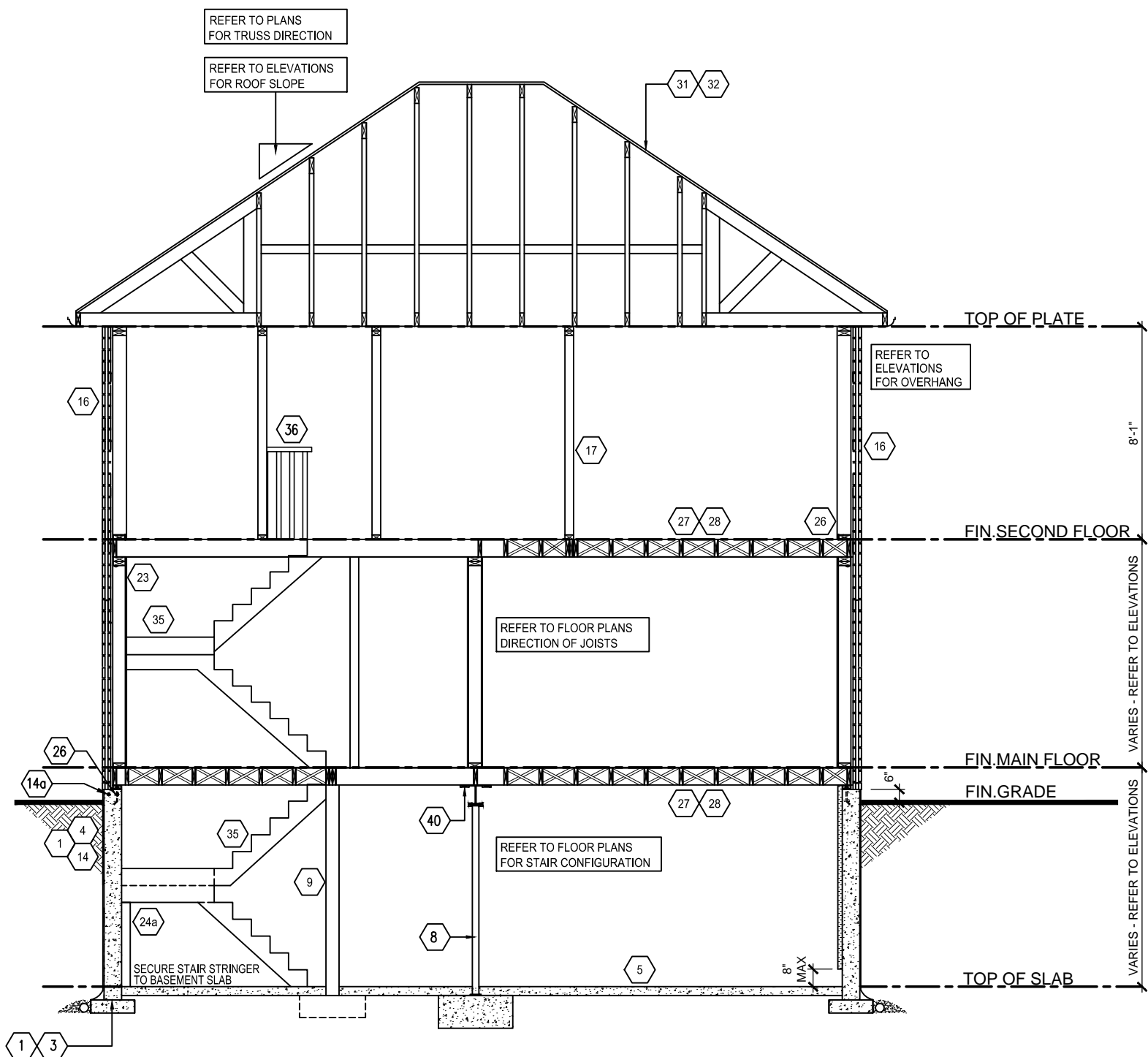
ELEVATION	B	C					
FIRST FLOOR	1610	1610					
SECOND FLOOR	1888	1858					
TOTAL (ft <sup>2</sup> )	3498	3468					
DEDUCT O.T.B.	N/A	N/A					
TOTAL (ft <sup>2</sup> )	3498	3468					
FIN. BASEMENT	N/A	N/A					
TOTAL (ft <sup>2</sup> )	3498	3468					
LOFT PLAN	N/A	N/A					
TOTAL (ft <sup>2</sup> )	3498	3468					
(m <sup>2</sup> )	324.97	322.19					
COVERAGE (ft <sup>2</sup> )	1991	1991					
W/O PORCH (m <sup>2</sup> )	184.97	184.97					
COVERAGE (ft <sup>2</sup> )	2035	2035					
W/ PORCH (m <sup>2</sup> )	189.06	189.06					

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	CLIENT	ESQUIRE HOMES OAKWOOD PICKERING, ONTARIO		1.	ISSUED FOR CLIENT REVIEW		JAN. 24/14	SB	NC	N/A
				2.	FLOOR JOIST AND TRUSS CO-ORDINATION		APR. 08/14	AL	NC	PROJECT NUMBER
				4.	ISSUED FOR FINAL		APR. 16/14	PV	NC	13091
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REVISED: SEPTEMBER 20, 2013 - RN STAFF IN ACCORDANCE TO SB-12 COMPLIANCE PACKAGE J		I, NELSON CUNHA DECLARE THAT I HAVE REVIEWED AND TAKE DESIGN RESPONSIBILITY FOR THE DESIGN WORK ON BEHALF OF RN DESIGN LIMITED UNDER DIVISION C, PART 3, SUBSECTION 3.2.4. OF THE BUILDING CODE. I AM QUALIFIED, AND THE FIRM IS REGISTERED, IN THE APPROPRIATE CLASSES/CATEGORIES.		QUALIFIED DESIGNER BCIN: 21032		SIGNATURE:				
◆ CLIENT SPECIFIC REVISIONS				FIRM BCIN: 26995						
				DATE: APRIL 16, 2014						

D3

D3





TYPICAL CROSS SECTION - 2 STOREY (BRICK)

SCALE: N.T.S.



MODEL	TUSCANY (46-01)
CLIENT	ESQUIRE HOMES OAKWOOD PICKERING, ONTARIO

No.	ISSUED OR REVISION COMMENTS	DATE	DWN	CHK	SCALE
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REVISED: DECEMBER 19, 2011 - RN STAFF I N ACCORDANCE TO SB-12 COMPLIANCE PACKAGE J

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QUALIFIED DESIGNER BCIN: 21032  
FIRM BCIN: 26995  
DATE: APRIL 16, 2014

SIGNATURE: