

IT IS THE CONTRACTOR'S RESPONSIBILITY TO ENSURE THAT ALL CONSTRUCTION CONFORMS TO THE REQUIREMENTS OF THE ONTARIO BUILDING CODE. NOTATIONS MADE ON THESE DRAWINGS ARE FOR YOUR INFORMATION AND ASSISTANCE ONLY AND DO NOT NECESSARILY COMMENT ON ALL AREAS OF CONSTRUCTION.

APPROVED DRAWINGS HAVE BEEN RED LINED INDICATING A CHANGE TO MEET THE OBC. PLEASE REVIEW ALL PAGES TO ENSURE YOU ARE PROPERLY INFORMED OF CHANGES.

CALL FOR INSPECTION OF EXCAVATION CRIBBING BEFORE POURING ANY CONCRETE



FRONT ELEVATION 'A'



FRONT ELEVATION 'B'

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FINAL GRADING CERTIFICATE REQUIRED BEFORE FINAL INSPECTION SIGN-OFF

Drawing List:

- A0 TITLE SHEET
- A1 BASEMENT FLOOR ELEV 'A' & 'B'
- A2 GROUND FLOOR ELEV 'A'
- A3 SECOND FLOOR ELEV 'A'
- A4 GROUND FLOOR ELEV 'B'
- A5 SECOND FLOOR ELEV 'B'
- A6 ROOF PLAN ELEV 'A'
- A7 FRONT ELEVATION 'A'
- A8 RIGHT SIDE ELEVATION 'A'
- A9 REAR ELEVATION 'A' & 'B'
- A10 LEFT SIDE ELEVATION 'A'
- A11 FRONT ELEVATION 'B'
- A12 ROOF PLAN ELEV 'B'
- A13 RIGHT SIDE ELEVATION 'B'
- A14 LEFT SIDE ELEVATION 'B'
- A15 SELF SUPPORTING STAIR LANDING DETAILS
- D1 CONSTRUCTION NOTES
- D2 CONSTRUCTION NOTES
- D3 CONSTRUCTION NOTES

Areas:

	ELEVATION 'A'		ELEVATION 'B'	
	SF	SM	SF	SM
GROUND FLOOR	1039.0	96.5	1039.0	96.5
SECOND FLOOR	1432.4	133.1	1406.4	130.7
TOTAL AREA	2471.4	229.6	2445.4	227.2
COVERAGE INC PORCH	1560.2	144.9	1560.2	144.9
COVERAGE NOT INC PORCH	1469.4	136.5	1469.4	136.5



TOWNSHIP OF NORTH DUMFRIES BUILDING DEPARTMENT

These Plans have been examined for Compliance with the Ontario Building Code requirements. A Building Permit has been Issued, subject to any changes noted, under the condition that the building will be constructed in accordance with the code.

Adam Miller

07/17/2020

REVIEWED BY

DATE

FLOOR AND TRUSS LAYOUTS PROVIDED BY THE MANUFACTURER HAVE BEEN REVIEWED, APPROVED AND COORDINATED ON THE WORKING DRAWING PLANS PROVIDED BY RN DESIGN

PICCO ENGINEERING
19-20 780-8888 Fax: (905) 780-8888

OCT 27 2020



client
Tice River Homes

location
Ayr

project
Legacy

marketing name

I, JORGE MORENO DECLARE THAT I HAVE REVIEWED AND TAKEN DESIGN RESPONSIBILITY FOR THE DESIGN WORK ON BEHALF OF RN DESIGN LTD. 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: 47245
FIRM BCIN: 26995
DATE: *J. Moreno*

SIGNATURE:

#	revisions	date	dwn	chk	#	revisions	date	dwn	chk
1	ISSUED FOR CLIENT REVIEW	23-FEB-18	KK	JM	5	RE-ISSUED FOR PERMIT	18-OCT-19	ES	ES
2	REVISED PER TRUSS COORDINATION	23-APR-18	LO	JM					
3	REVISED PER ENGINEER COMMENTS & ISSUED FOR PERMIT	20-JUL-18	IWU	JM					
4	MADE PARTIAL PLANS INTO FULL PLANS AS PER CITY COMMENTS	4-OCT-19	KC	ES					

model
40-02

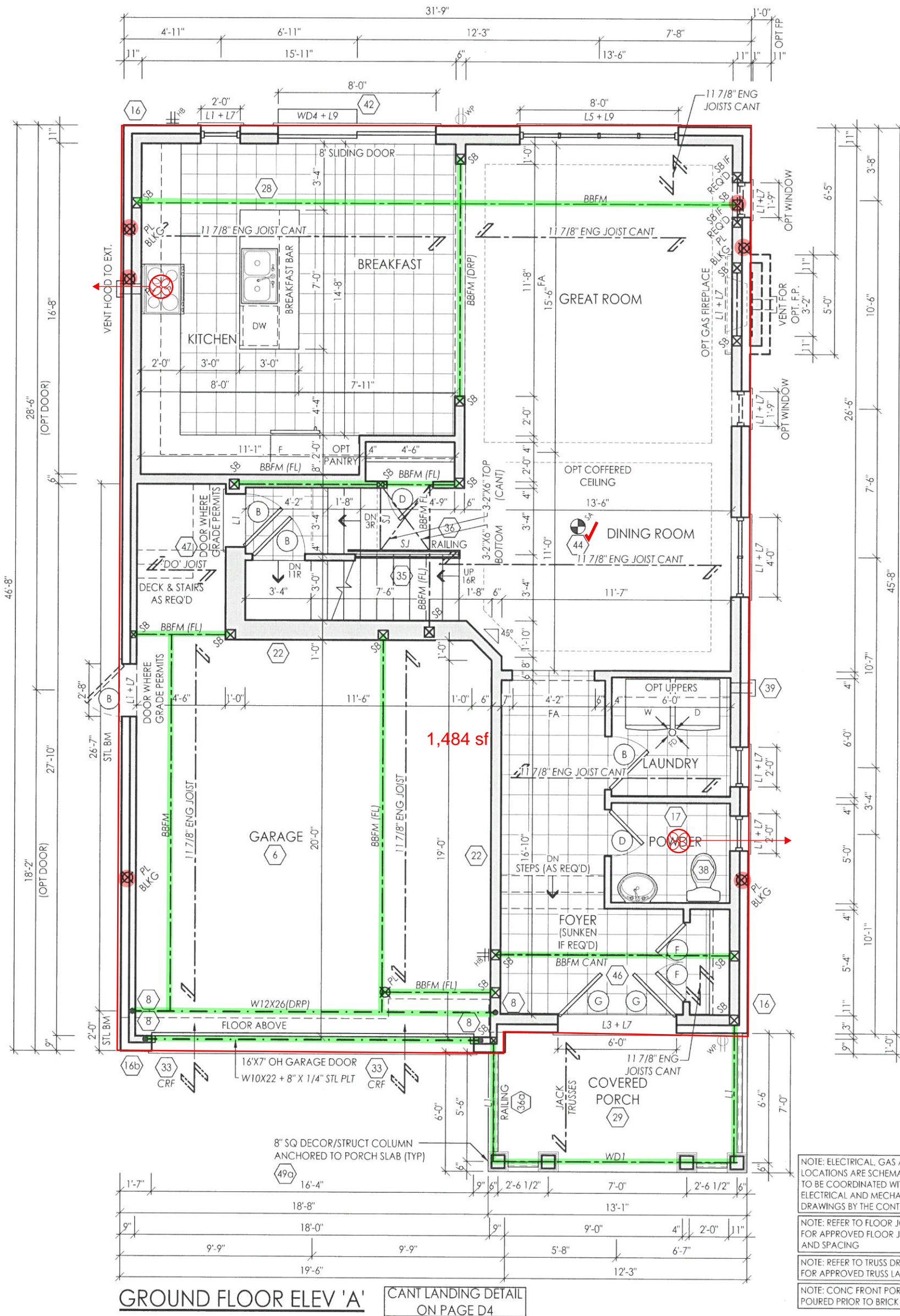
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3/16" = 1'0"

project #
17052

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 FIRM BCIN: 26995
 DATE: *[Signature]*

client
Tice River Homes
 project
Legacy

location
Ayr
 marketing name

RN design
 Imagine • Inspire • Create

model
40-02
 scale
3/16" = 1'0"
 project #
17052

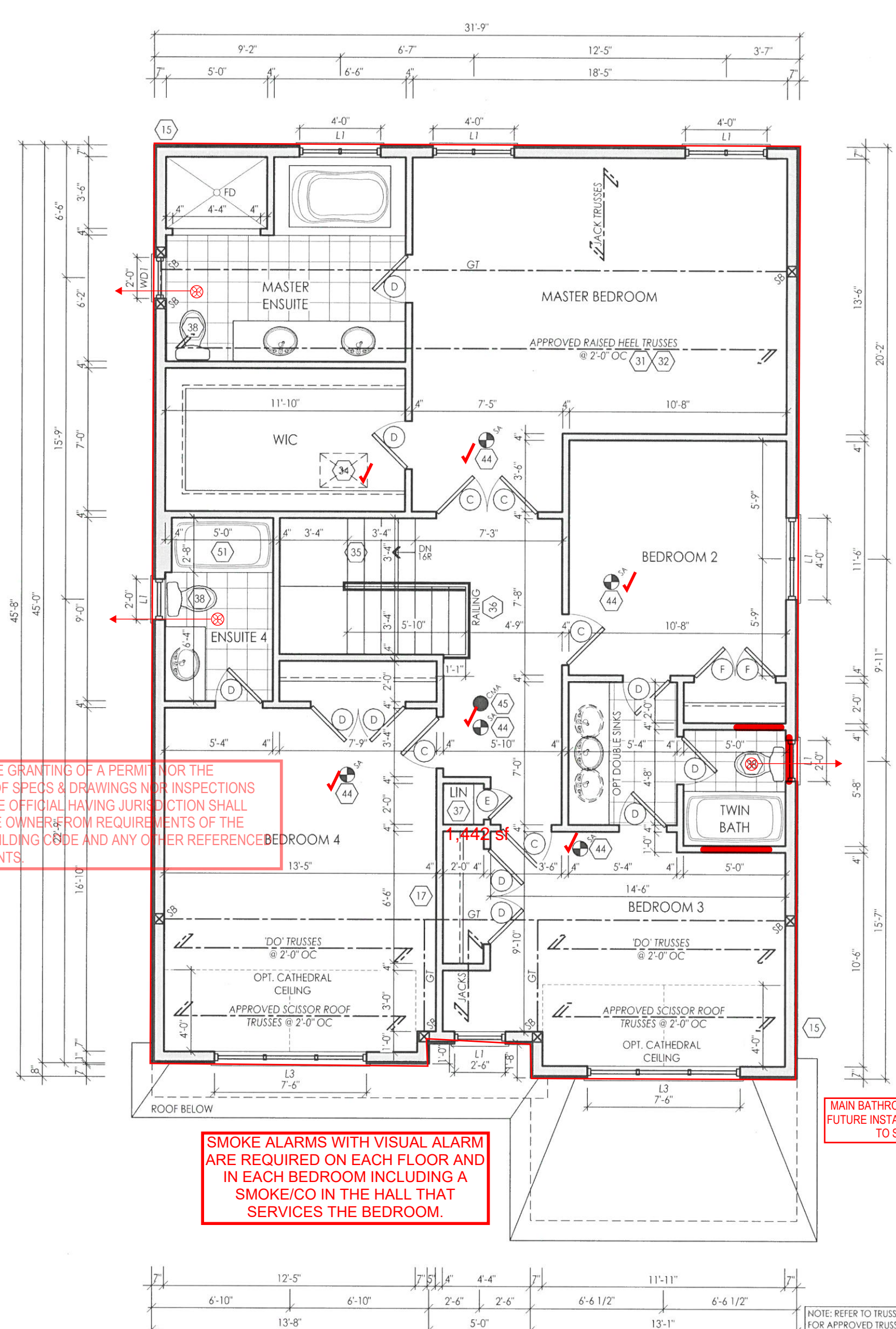
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5	RE-ISSUED FOR PERMIT	18-OCT-19	ES	ES					

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CO ENGINEERING
 1122-2083

PROFESSIONAL ENGINEER
J. G. ALVAREZ
 100014328



NEITHER THE GRANTING OF A PERMIT NOR THE APPROVAL OF SPECS & DRAWINGS NOR INSPECTIONS MADE BY THE OFFICIAL HAVING JURISDICTION SHALL RELIEVE THE OWNER FROM REQUIREMENTS OF THE ONTARIO BUILDING CODE AND ANY OTHER REFERENCE REQUIREMENTS.

SMOKE ALARMS WITH VISUAL ALARM ARE REQUIRED ON EACH FLOOR AND IN EACH BEDROOM INCLUDING A SMOKE/CO IN THE HALL THAT SERVICES THE BEDROOM.

MAIN BATHROOM TO HAVE STUD BLOCKING FOR FUTURE INSTALLATION OF GRAB BARS ADJACENT TO SHOWER/TUB AND TOILET.

SECOND FLOOR ELEV 'A'

NOTE: REFER TO TRUSS DRAWINGS FOR APPROVED TRUSS LAYOUT

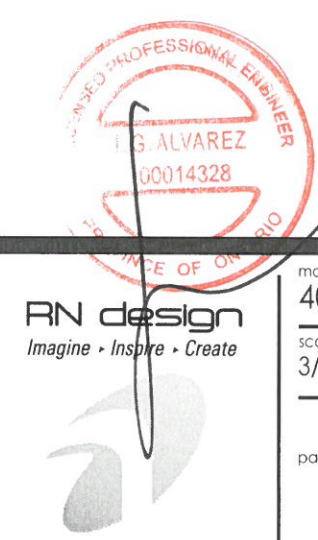
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QUALIFIED DESIGNER BCIN: 47245
 FIRM BCIN: 26995
 DATE: *[Signature]*

SIGNATURE: _____

client: Tice River Homes
 location: Ayr
 project: Legacy
 marketing name: _____

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5	RE-ISSUED FOR PERMIT	18-OCT-19	ES	ES					



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 scale: 3/16" = 1'0"
 project #: 17052

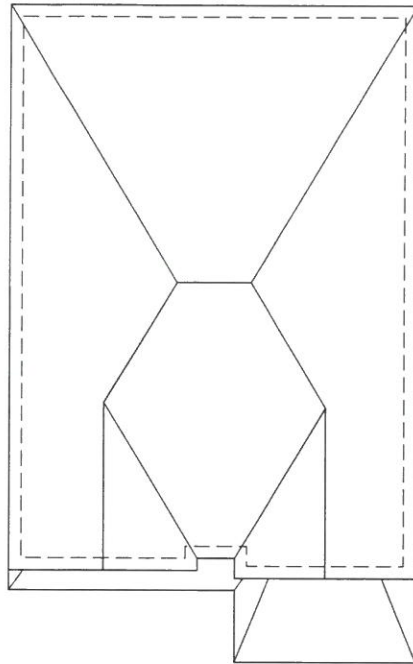
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GROSS GLAZING AREA

TOTAL PERIPHERAL WALL AREA	3053.40 SF	283.66 m ²
FRONT GLAZING AREA	113.17 SF	10.51 m ²
LEFT SIDE GLAZING AREA	14 SF	1.30 m ²
RIGHT SIDE GLAZING AREA	60.78 SF	5.65 m ²
REAR GLAZING AREA	166.06 SF	15.43 m ²
TOTAL GLAZING AREA	354.01 SF	32.89 m²
TOTAL GLAZING PERCENTAGE	11.59 %	

GROSS GLAZING AREA - W/ OPT WIN

TOTAL PERIPHERAL WALL AREA	3053.40 SF	283.66 m ²
FRONT GLAZING AREA	113.17 SF	10.51 m ²
LEFT SIDE GLAZING AREA	14 SF	1.30 m ²
RIGHT SIDE GLAZING AREA	79.44 SF	7.38 m ²
REAR GLAZING AREA	166.06 SF	15.43 m ²
TOTAL GLAZING AREA	372.67 SF	34.62 m²
TOTAL GLAZING PERCENTAGE	12.21 %	



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

NOTE: REFER TO STREET-SCAPES FOR POSSIBLE MINOR CHANGES DUE TO GRADING CONDITIONS

- ASPHALT SHINGLES W/ FLASHING AT VALLEYS (TYP)
- OPT. CATHEDRAL CEILING BEYOND (7:12 SLOPE)
- PRE-FINISHED ALUMINUM RWL AND GUTTER ON PRE-FINISHED FASCIA BOARD AND VENTED SOFFIT (TYP)
- 1"X6" DECOR ALUM FRIEZE BOARD (TYP)
- 2"+6" VINYL ARCH W/ CENTER KEystone W/ 2"+6" VINYL SURROUNDS W/ 6" VINYL SURROUNDS W/ 4" VINYL SILL (TYP)
- 90"X24" EXT SEGMENT ARCH TRANSOM
- BLACK GLASS WITH STANDARD CLG. (TYP)

NEITHER THE GRANTING OF A PERMIT NOR THE APPROVAL OF SPECS & DRAWINGS NOR INSPECTIONS MADE BY THE LOCAL AUTHORITY SHALL RELIEVE THE OWNER FROM REQUIREMENTS OF THE ONTARIO BUILDING CODE AND ANY OTHER REFERENCED REQUIREMENTS.

- BRICK SOLDIER COURSE HEADER W/ CENTER KEystone (TYP)
- FACE BRICK (TYP)
- 4" PRECAST CONC BAND W/ BRICK SOLDIER COURSE BAND
- GROUND FLOOR
- FIN GRADE
- U/S OF FOOTING
- STEPPED FOOTING (TYP)



PEAK HEIGHT OF ROOF 30'-2"

MID POINT OF ROOF 24'-2"

- OPT. CATHEDRAL CEILING BEYOND (7:12 SLOPE)
- 2"+6" VINYL HEADER W/ 6" VINYL SURROUNDS W/ 4" VINYL SILL (TYP)
- 90"X24" EXT SEGMENT ARCH TRANSOM
- TOP OF PLATE
- TOP OF WINDOW
- VERTICAL BOARD & BATTEN VINYL SIDING (TYP)
- 6" VINYL CORNER TRIM (TYP)
- MTL FLASHING BEHIND (TYP)
- SECOND FLOOR
- BRICK STACK BOND SURROUNDS (TYP)
- TOP OF TRANSOM
- TOP OF DOOR
- 8" SQ DECOR/STRUCT COLUMN ANCHORED TO PORCH SLAB (TYP)
- 2-32"X82" EXT DOOR (G)
- TOP OF BAND
- 36" HIGH PREFIN ALUM RAILING (TYP)
- GROUND FLOOR
- FIN GRADE
- POURED CONC DOOR SILL
- POURED CONC PORCH SLAB
- POURED CONC FDTN WALLS ON CONC STRIP FOOTING (TYP)
- TOP OF SLAB

ROOF PLAN ELEV 'A'

FRONT ELEVATION 'A'



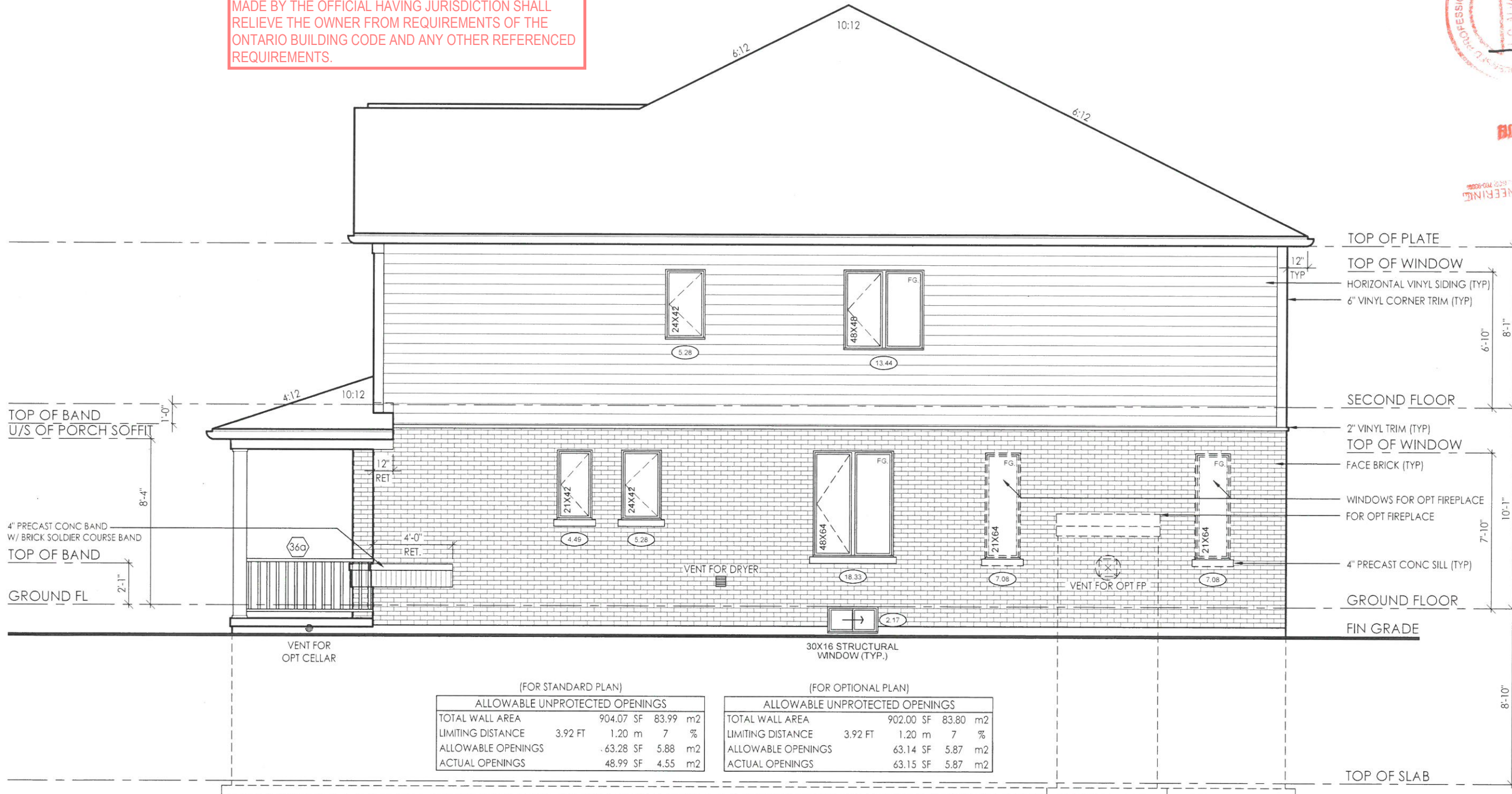
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page	A6

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project	Legacy			
location	Ayr			
marking name				
date	2019			
revisions				
date	23-FEB-18	23-APR-18	20-JUL-18	18-OCT-18
revisions	ISSUED FOR CLIENT REVIEW	REVISED PER TRUSS COORDINATION	REVISED PER ENGINEER COMMENTS & ISSUED FOR PERMIT	RE-ISSUED FOR PERMIT
date	23-FEB-18	23-APR-18	20-JUL-18	18-OCT-18
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I, JORGE MORENO DECLARE THAT I HAVE REVIEWED AND TAKEN DESIGN RESPONSIBILITY FOR THE DESIGN WORK ON BEHALF OF P.N. DESIGN LTD 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: 47245
 FIRM BCIN: 26995
 DATE: [Signature]
 SIGNATURE:

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(FOR STANDARD PLAN)

ALLOWABLE UNPROTECTED OPENINGS			
TOTAL WALL AREA	904.07 SF	83.99 m2	
LIMITING DISTANCE	3.92 FT	1.20 m	7 %
ALLOWABLE OPENINGS	63.28 SF	5.88 m2	
ACTUAL OPENINGS	48.99 SF	4.55 m2	

(FOR OPTIONAL PLAN)

ALLOWABLE UNPROTECTED OPENINGS			
TOTAL WALL AREA	902.00 SF	83.80 m2	
LIMITING DISTANCE	3.92 FT	1.20 m	7 %
ALLOWABLE OPENINGS	63.14 SF	5.87 m2	
ACTUAL OPENINGS	63.15 SF	5.87 m2	

RIGHT SIDE ELEVATION 'A'



PN DESIGN
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model 40-02
scale 3/16" = 1'0"
project # 17052

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client Tice River Homes
project Legacy

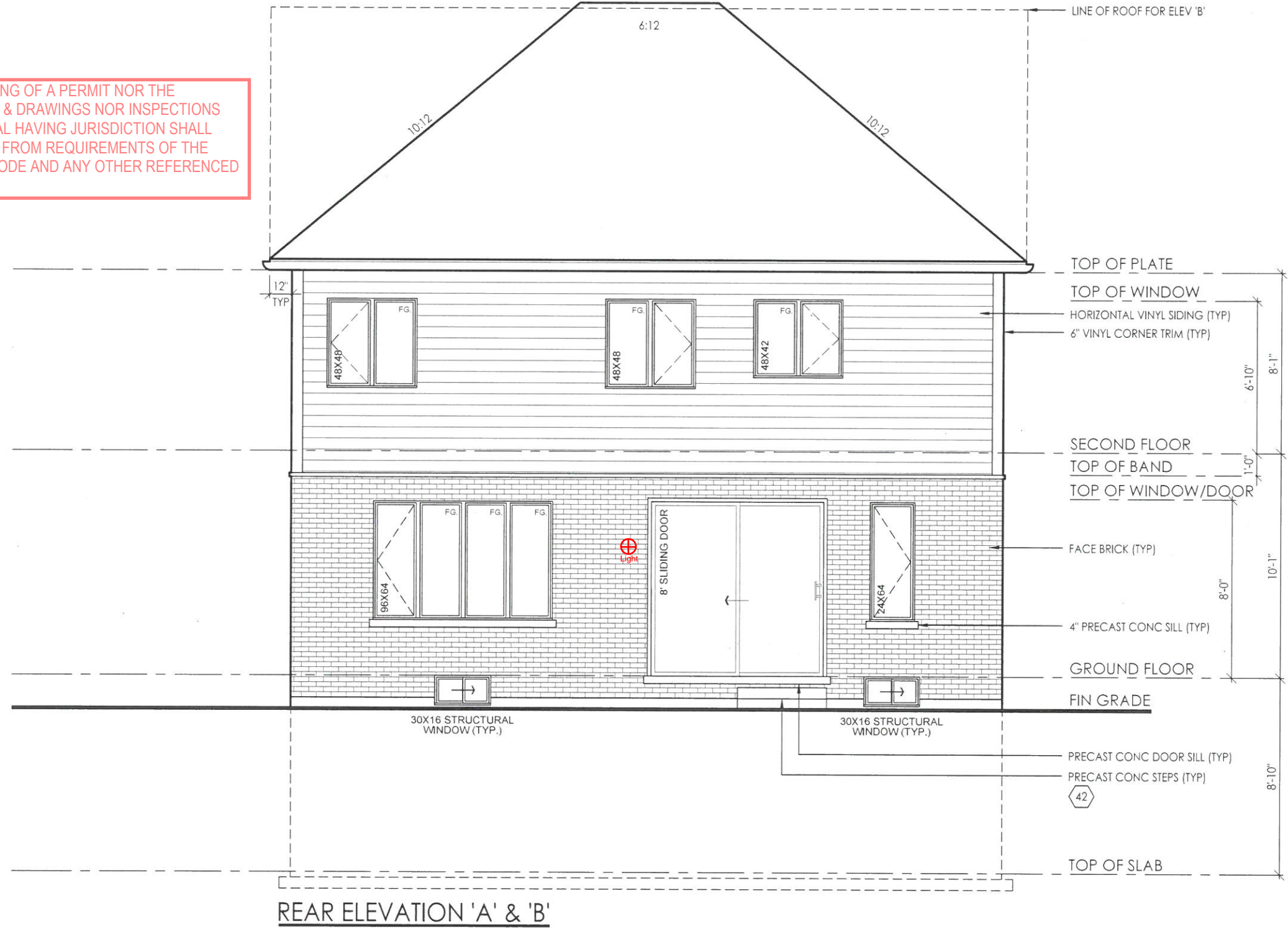
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2	REVISED PER TRUSS COORDINATION	25-APR-18	LO	JM					
3	REVISED PER ENGINEER COMMENTS & ISSUED FOR PERMIT	30-JUL-18	WU	JM					
5	RE-ISSUED FOR PERMIT	18-OCT-19	ES	ES					

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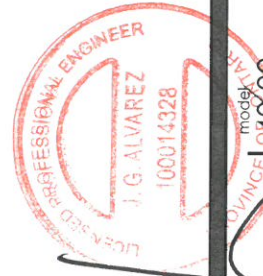
QUALIFIED DESIGNER BCIN: 47245
FIRM BCIN: 26995
DATE: *J.M.*
SIGNATURE:

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REAR ELEVATION 'A' & 'B'



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 27.2.2019

PN design
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project # 17052
 scale 3/16" = 1'0"
 page A8

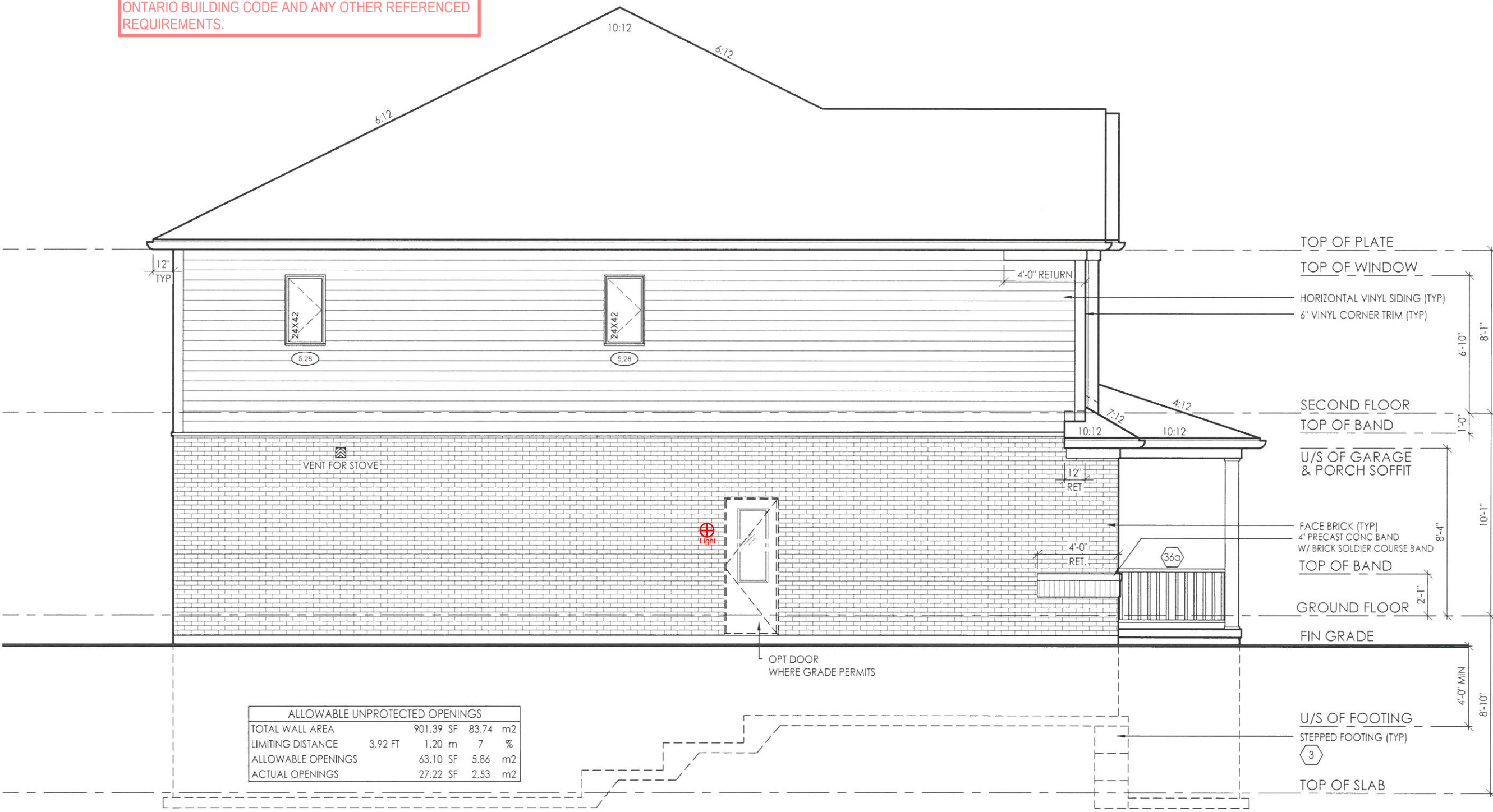
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 project: Legacy

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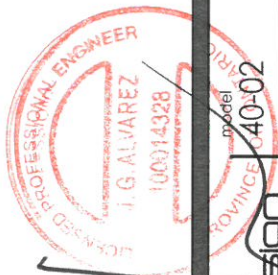
QUALIFIED DESIGNER BCIN: 47245
 FIRM BCIN: 26995
 DATE: *J. M.*
 SIGNATURE:

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ALLOWABLE UNPROTECTED OPENINGS			
TOTAL WALL AREA	901.39 SF	83.74	m2
LIMITING DISTANCE	3.92 FT	1.20 m	7 %
ALLOWABLE OPENINGS	63.10 SF	5.86	m2
ACTUAL OPENINGS	27.22 SF	2.53	m2

LEFT SIDE ELEVATION 'A'



PROFESSIONAL ENGINEER
 J.G. ALVAREZ
 1003714328
 ONTARIO, CANADA

AN design
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client
 Tice River Homes

project
 Legacy

location
 A/V

scale
 3/16" = 1'0"

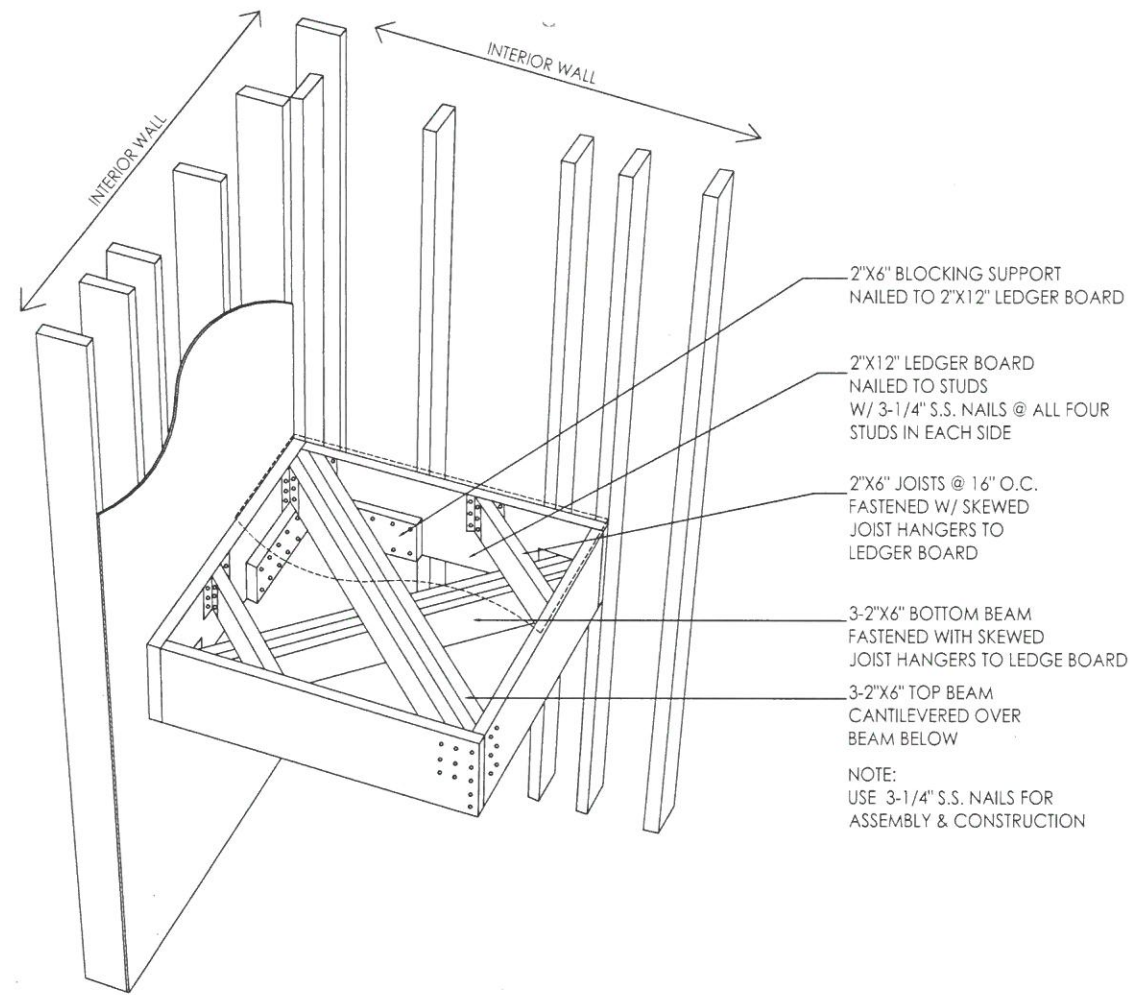
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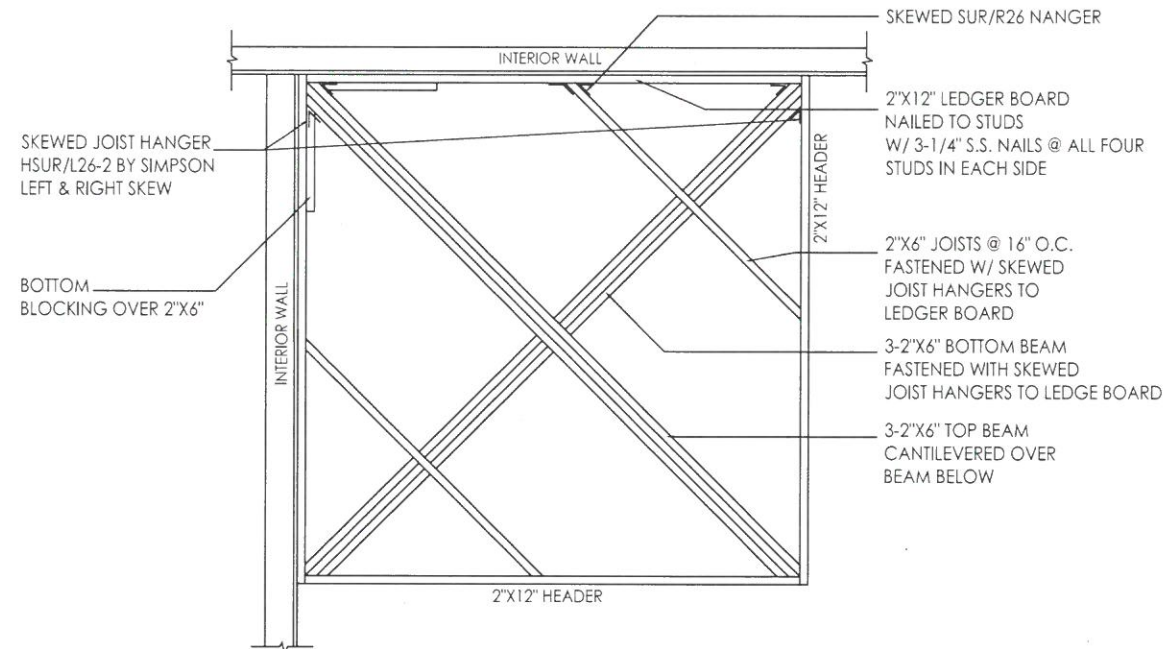
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5		18-OCT-19		ES	ES						



SELF SUPPORTING STAIR LANDING
@ INTERIOR WALLS



SELF SUPPORTING STAIR LANDING
@ INTERIOR WALLS
PLAN VIEW

SELF SUPPORTING STAIR LANDING DETAILS

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client: Tice River Homes
project: Legacy
location: Avt
marking name: marking name

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QUALIFIED DESIGNER BCIN: 47245
FIRM BCIN: 26995
DATE:
SIGNATURE: *J. J. Moreno*

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.

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" (19mm X 64mm) NAILED TO U/S OF JOISTS @ MAX. 6'-11" (2100mm) O.C.
 -FASTENED TO SILL OR HEADER @ ENDS
 b) BRIDGING
 -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) WAFERBOARD (R-1 GRADE) OR EQUIVALENT
 -FLOOR JOISTS AS PER FLOOR PLANS

29 PORCH SLAB:
 O.B.C. 9.39.1.4.
 -4 7/8" (125mm) 4650 psi (32 MPa) CONG. 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"

30 EXTERIOR BALCONY ASSEMBLY:
 O.B.C. 9.23.14.3, 9.23.14.4
 -1 1/4" X 3 1/2" PRESSURE TREATED DECKING W/ 1/4" SPACING
 -2" X 4" WOOD PURLINS (CUT DIAGONALLY) @ 12" O.C. DIRECTLY ON 2" X 8" ROOF JOISTS
 ON SINGLE PLY WATERPROOF ROOF MEMBRANE OR EQUIVALENT ON 5/8"
 (15.9mm) EXTERIOR GRADE PLYWOOD SHEATHING ON 2" X 4" WOOD PURLIN
 (CUT DIAGONALLY) @ 12" O.C. DIRECTLY ON 2" X 8" ROOF JOISTS
 (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 (OBC 9.19.1.2. VENTING NOT LESS THAN 1/150 OF
 CEILING AREA)
 -ADD R31 (PSI 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. T.9.29.5.3.)

30a 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 (OBC 9.19.1.2. VENTING NOT LESS THAN 1/150 OF
 CEILING AREA)
 -ADD R31 (PSI 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. T.9.29.5.3.)

ROOF ASSEMBLIES

31 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 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.

32 CEILING:
 -R60 (RSI 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. T.9.29.5.3.)

32a 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 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 (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

CLIENT SPECIFIC REVISIONS

I, JORGE MORENO DECLARE THAT I HAVE REVIEWED AND TAKEN
 DESIGN RESPONSIBILITY FOR THE DESIGN WORK ON BEHALF
 OF **RN DESIGN LTD.** 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: 47245
 FIRM BCIN: 26995
 DATE: *J.M.*

SIGNATURE: _____

33 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.

34 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 (RSI 3.52) INSULATION.

GENERAL:

35 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 = 2'-10" (860mm)
 (BETWEEN WALL FACES)
 -MIN. WIDTH = 2'-11" (900mm)
 (EXIT STAIRS, BETWEEN GUARDS)
 ANGLED TREADS:
 -MIN. RUN = 5 7/8" (150mm)
 -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 DOOR
 WAYS, LANDINGS OR POSTS AT CHANGES IN DIRECTION

HEIGHT:
 O.B.C. 9.8.7.4
 -2'-10" (865mm) MIN. TO 3'-2" (965mm) MAX.
 -3'-6" (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
 WIDTH OF THE STAIR

35a PUBLIC STAIRS:
 O.B.C. 9.8.4.
 -MAX. RISE = 7-3/32" (180mm)
 -MIN. RUN = 11" (280mm)
 -MIN. TREAD = 11" (280mm)
 -MAX. NOSING = 1" (25mm)
 -MIN. HEADROOM = 6'-9" (2050mm)
 -MIN. WIDTH = 2'-11" (900mm)
 (EXIT 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 DOOR WAYS OR NEWEL POSTS AT CHANGES IN
 DIRECTION

HEIGHT:
 O.B.C. 9.8.7.4
 -2'-10" (865mm) MIN. TO 3'-2" (965mm) MAX.
 -3'-6" (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
 WIDTH OF THE STAIR

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. 9.8.9.6
 -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 DEMARCATATE THE LEADING EDGE OF THE TREADS,
 LANDING AND THE BEGINNING AND END OF A RAMP.

36 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

36a 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

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

37 -LINEN CLOSET 4 SHELVES MIN. 1'-2" (350mm) DEEP
38 -WASHROOMS TO BE MECHANICALLY VENTED TO PROVIDE AT LEAST ONE
 AIR CHANGE PER HOUR, O.B.C.- 9.32.1.3.(3)
39 -CAPPED DRYER VENT

40 -1"x2" (19mm X 38mm) BOTH SIDES OF STEEL.
41 -WOOD FRAMING MEMBERS SUPPORTED ON CONCRETE IN CONTACT
 WITH GROUND OR FILL SHALL BE PRESSURE TREATED OR SEPARATED FROM
 CONCRETE W/ 6 mil POLYETHYLENE.
42 -PRECAST CONC. STEP
 -2 RISERS MAXIMUM PERMITTED TO BE LAID ON GROUND
44 SMOKE ALARM, O.B.C.- 9.10.19.
 -PROVIDE 1 ON EACH FLOOR INCLUDING BASEMENTS
 -PROVIDE 1 IN EACH BEDROOM
 -PROVIDE 1 IN EACH HALLWAY SERVICING BEDROOMS
 -INSTALLED AT OR NEAR CEILING
 -ALARMS TO BE CONNECTED IN CIRCUIT AND INTERCONNECTED SO ALL
 ALARMS WILL BE ACTIVATED IF ANY ONE OF THEM SOUNDS AND HAVE A
 VISUAL SIGNALLING COMPONENT
 -ALARMS MUST BE HARDWIRED AND HAVE AN ALTERNATE POWER SOURCE
 THAT CAN POWER ALARM FOR 7 DAYS, FOLLOWED BY 4 MINUTES OF ALARM

45 CARBON MONOXIDE ALARM (CMA), O.B.C.- 9.33.4.
 -WHERE THERE IS A FUEL BURNING APPLIANCE A CMA SHALL BE PROVIDED
 ADJACENT TO EACH SLEEPING AREA.
 -CMA TO BE WIRED IN CIRCUIT TO SOUND SMOKE ALARMS WHEN
 ACTIVATED.
46 -MAIN DOOR TO BE OPERABLE FROM INSIDE W/OUT KEY
 -PROVIDE A VIEWER WITH A VIEWING ANGLE OF NOT LESS THAN 160 DEG.
 UNLESS GLAZING IS PROVIDED IN DOOR OR A SIDELIGHT IS PRESENT.
 -R4 (RSI 0.70) WHERE A STORM DOOR IS NOT PROVIDED

47 -GARAGE MAIN DOORS TO BE GAS PROOFED WITH SELF CLOSER,
 WEATHERSTRIPPING, THRESHOLD & DEAD BOLT PER O.B.C. 9.10.13.15.
 -R4 (RSI 0.70)
48 -TRAVEL FROM A FLOOR LEVEL TO AN EXIT OR EGRESS DOOR SHALL BE
 LIMITED TO ONE FLOOR EXCEPT:
 1) WHERE THAT FLOOR LEVEL HAS ACCESS TO A BALCONY
 OR
 2) WHERE THAT FLOOR LEVEL HAS A WINDOW PROVIDING AN
 UNOBSTRUCTED OPENING OF NOT LESS THAN 3'-3" (1000mm) IN HEIGHT
 AND 21 5/8" (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.

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.
 -MASONRY VENEER SURROUND W/ PRECAST CONCRETE CAP. REFER TO
 ELEVATION DRAWINGS FOR PIER SIZE AND CAP HEIGHT.
 -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.
 -MASONRY PIER TO BE CONSTRUCTED SOLID W/ PRECAST CONCRETE CAP.
 REFER TO ELEVATION DRAWINGS FOR PIER SIZE AND CAP HEIGHT.
 NOTE: DECORATIVE STRUCTURAL COLUMNS MAY REPLACE 6" X 6" POST
 PROVIDED THAT THEY ARE IN CONFORMANCE WITH O.B.C. 9.17.4.

49a 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
 -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/ R20 (RSI 3.52)
 CONTINUOUS INSULATION (ZONE 1 OBC SB-12 T.3.1.1.2.A.)
 -ALTERNATE INSULATION METHOD: 2" (51mm) R10 (RSI 1.76) RIGID INSULATION
 W/ 2"x4" (38mm X 89mm) WOOD STUD W/ R12 (RSI 2.11) BATT INSULATION

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

53 WINDOW GUARDS:
 @ STAIRS, LANDINGS & RAMPS - OBC 9.8.8.1.(8)
 WINDOW SILL AT 3'-0" (900mm) OR GREATER DOES NOT REQUIRE GUARDS
 @ FLOORS - OBC 9.8.8.1.(6)
 WINDOWS LESS THAN 1'-7" (480mm) ABOVE FLOORS WHERE ADJACENT GRADE
 IS GREATER THAN 5'-11" (1800mm) REQUIRE A GUARD PER OBC 9.8.8.2.
 -OR -
 WINDOW TO BE NON-OPERABLE AND DESIGNED TO WITHSTAND LATERAL LOADS
 PER OBC 9.8.8.1.(8)(b)

PROFESSIONAL ENGINEER
J. G. ALVAREZ
 100014328

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

client: Tice River Homes location: Ayr
 project: Legacy marketing name:
 model: 40-02
 scale: 3/16" = 1'0" project #: 17052
 page: D2

RN design
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#	revisions	date	dwn	chk	#	revisions	date	dwn	chk
2	REVISED PER TRUSS COORDINATION	23-APR-18	LO	JM					
3	REVISED PER ENGINEER COMMENTS & ISSUED FOR PERMIT	20-JUL-18	WU	JM					
5	RE-ISSUED FOR PERMIT	18-OCT-19	ES	ES					

QUALIFIED DESIGNER BCIN: 47245
 FIRM BCIN: 26995
 DATE: *J.M.*

SIGNATURE: _____

File: D:\acordin\projects\17052\Architectural\Modell\40-17052-40-02-RNAL.dwg Plotfile: Oct. 18, 2019 By: mic

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.

WATERPROOF WALLS IN BATHROOMS:

- REQUIRED AS PER OBC 9.29.2.1.

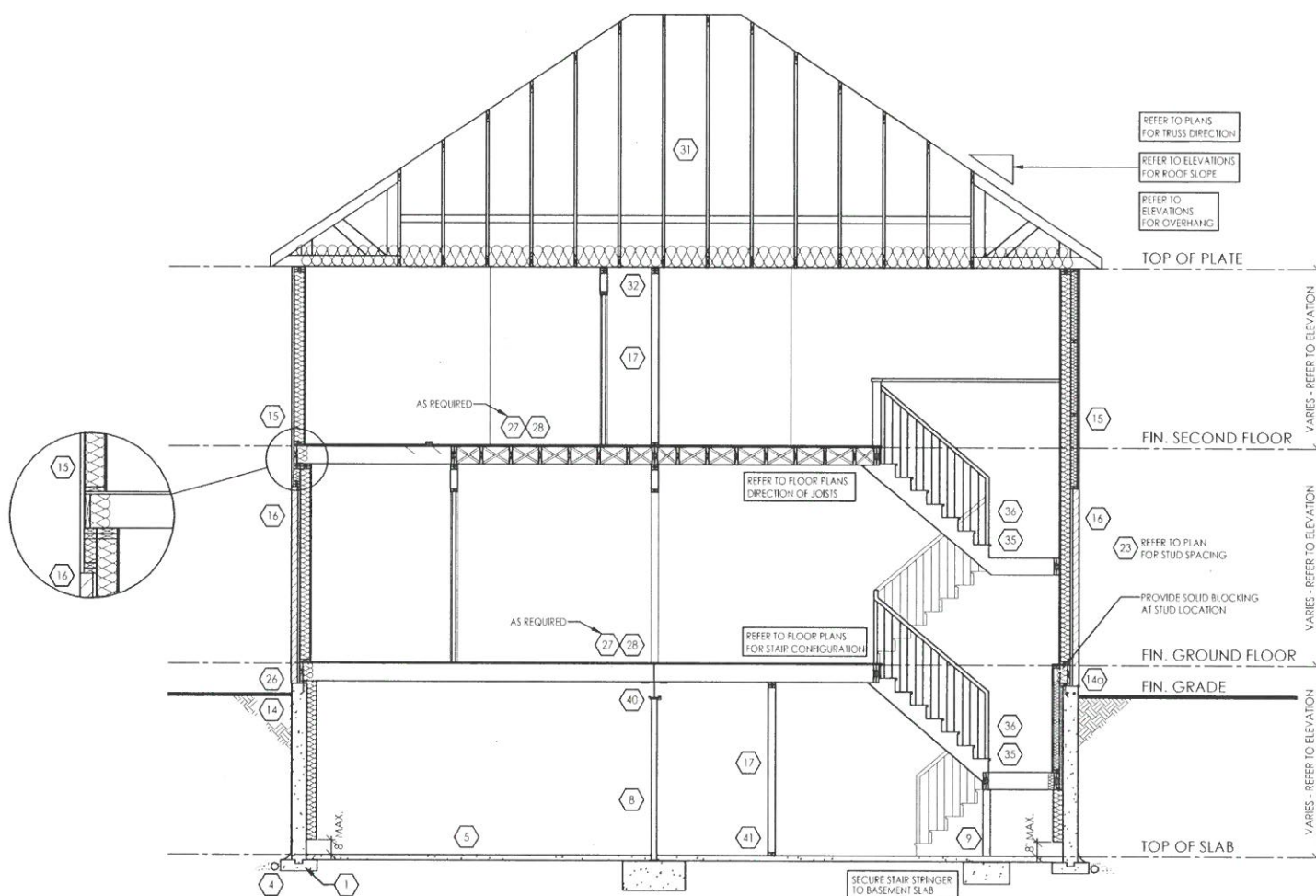
WINDOWS:

- WINDOWS TO BE SEALED TO THE AIR & VAPOR BARRIER
- WINDOWS THAT SEPARATE HEATED SPACE FROM UNHEATED SPACE SHALL HAVE AN OVERALL COEFFICIENT OF HEAT TRANSFER OF 1.6 W/(m2.K) OR
- AN ENERGY RATING OF NOT LESS THAN 25 FOR WINDOWS
- BASEMENT WINDOWS WITH LOAD BEARING STRUCTURAL FRAME SHALL BE DOUBLE GLAZED WITH LOW-E COATING
- SKYLIGHTS SHALL HAVE AN OVERALL COEFFICIENT OF HEAT TRANSFER OF 2.8 W/(m2.K)
- FOR GROSS GLAZED AREAS LESS THAN AND EQUAL TO 17%

DRAIN WATER HEAT RECOVERY:

- DWHR UNITS TO BE INSTALLED AS PER OBC SB-12 3.1.1.1.(22) & 3.1.1.12. SENTENCES (1) TO (6)
- DWHR ARE REQUIRED IN ALL DWELLING UNITS TO RECEIVE DRAIN WATER FROM ALL SHOWERS OR FROM AT LEAST 2 SHOWERS WHERE THERE ARE 2 OR MORE SHOWERS PROVIDED THERE IS A CRAWL SPACE OR STOREY BELOW THE SHOWERS.

NEITHER THE GRANTING OF A PERMIT NOR THE APPROVAL OF SPECS & DRAWINGS NOR INSPECTIONS MADE BY THE OFFICIAL HAVING JURISDICTION SHALL RELIEVE THE OWNER FROM REQUIREMENTS OF THE ONTARIO BUILDING CODE AND ANY OTHER REFERENCED REQUIREMENTS.



TYPICAL CROSS SECTION - 2 STOREY (SIDING & BRICK)

N.T.S.

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◆ CLIENT SPECIFIC REVISIONS

SCHEDULES

- DOORS** (46, 47)
- 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

- 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

- WOOD BEAMS**
- WD1 3/2" X 8" SPR
 - WD2 4/2" X 8" SPR
 - WD3 5/2" X 8" SPR
 - 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

- LINTELS**
- 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
 - L8 4-7/8" X 3-1/2" X 1/4" L

- L9 4" X 3-1/2" X 1/4" L
- 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 5/7/8" X 3-1/2" X 5/16" 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
- L15 5-7/8" X 4" X 1/2" L
- L16 7-1/8" X 4" X 3/8" L
- L17 7-1/8" X 4" X 1/2" L

WOOD BEAMS

- WD10 2/1 3/4" X 7 1/4" (2.0E) LVL
- WD11 3/1 3/4" X 7 1/4" (2.0E) LVL
- WD12A 1/1 3/4" X 9 1/2" (2.0E) LVL
- WD12 2/1 3/4" X 9 1/2" (2.0E) LVL
- WD13 3/1 3/4" X 9 1/2" (2.0E) LVL
- WD14 1/1 3/4" X 11 7/8" (2.0E) LVL
- WD14A 2/1 3/4" X 11 7/8" (2.0E) LVL
- WD15 3/1 3/4" X 11 7/8" (2.0E) LVL
- WD16A 1/1 3/4" X 14" (2.0E) LVL
- WD16 2/1 3/4" X 14" (2.0E) LVL
- WD17 3/1 3/4" X 14" (2.0E) LVL

PLAN/ELEVATION LEGEND

- SMOKE ALARM (44)
- WATERPROOF DUPLEX OUTLET
- VENTS AND INTAKES
- HOSE BIB
- EXHAUST FAN (38)
- COLD CELLAR VENT (50)
- STOVE VENT
- FIRE PLACE VENT
- DRYER VENT

- CARBON MONOXIDE ALARM (CMA) (45)
- DOUBLE JOIST (DJ)
- PRESSURE TREATED LUMBER (PT)
- GIRDER TRUSS (GT)
- ABOVE FINISHED FLOOR (AFF)
- BEAM BY FLOOR MANUF (BBFM)
- FLUSH (FL)
- DROPPED (DR)
- REPEAT SAME JOIST SIZE UNDER SIDE (DO)
- FIXED GLAZING (FG)
- GLASS BLOCK (GB)
- BLACK GLASS (BG)

- FLOOR DRAIN (FD)
- SOLID BEARING (TO BE SAME WIDTH AS SUPPORTED MEMBER)
- POINT LOAD
- FLAT ARCH
- 2 STORY WALL
- EXT. LIGHT FIXTURE (WALL MOUNTED)
- HYDRO METER (H)
- GAS METER (G)

I, JORGE MORENO DECLARE THAT I HAVE REVIEWED AND TAKEN DESIGN RESPONSIBILITY FOR THE DESIGN WORK ON BEHALF OF RN DESIGN LTD. 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: 47245
FIRM BCIN: 26995
DATE: [Signature]

client Tice River Homes

project Legacy

location Ayr

marketing name

#	revisions	date	dwn	chk	#	revisions	date	dwn	chk
2	REVISED PER TRUSS COORDINATION	23-APR-18	LO	JM					
3	REVISED PER ENGINEER COMMENTS & ISSUED FOR PERMIT	20-JUL-18	WU	JM					
5	RE-ISSUED FOR PERMIT	18-OCT-19	ES	ES					

RN design
Imagine • Inspire • Create

model 40-02

scale 3/16" = 1'0"

project # 17052

page

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