

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.

PERMIT FOR LEFT SIDE ONLY

CALL FOR INSPECTION OF EXCAVATION CRIBBING BEFORE POURING ANY CONCRETE

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.

FINAL GRADING CERTIFICATE REQUIRED BEFORE FINAL INSPECTION SIGN-OFF



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.

= A CONTINUOUS FIRE SEPARATION WITH 1 HOUR FIRE RESISTANCE RATING AND MINIMUM 50 SOUND TRANSMISSION CLASS RATING REQUIRED.

Drawing List:

Areas:

- A0 TITLE SHEET
- A1 BASEMENT FLOOR ELEV 'A' & 'B' (RIGHT)  
BASEMENT FLOOR ELEV 'A' & 'B' (LEFT)
- A2 GROUND FLOOR ELEV 'A' (RIGHT)  
GROUND FLOOR ELEV 'A' (LEFT)
- A3 SECOND FLOOR ELEV 'A' (RIGHT)  
SECOND FLOOR ELEV 'A' (LEFT)
- A4 GROUND FL ELEV 'B' (RIGHT)  
GROUND FLOOR ELEV 'B' (LEFT)
- A5 SECOND FLOOR ELEV 'B' (RIGHT)  
SECOND FLOOR ELEV 'B' (LEFT)
- A6 FRONT ELEVATION ELEV 'A' (LEFT)  
FRONT ELEVATION ELEV 'A' (RIGHT)  
ROOF PLAN ELEV 'A'
- A7 RIGHT SIDE ELEVATION 'A'
- A8 REAR ELEVATION 'A' & 'B' (RIGHT)  
REAR ELEVATION 'A' & 'B' (LEFT)
- A9 LEFT SIDE ELEVATION 'A'
- A10 FRONT ELEVATION ELEV 'B' (LEFT)  
FRONT ELEVATION ELEV 'B' (RIGHT)  
ROOF PLAN ELEV 'B'
- A11 RIGHT SIDE ELEVATION 'B'
- A12 LEFT SIDE ELEVATION 'B'
- D1 CONSTRUCTION NOTES
- D2 CONSTRUCTION NOTES
- D3 CONSTRUCTION NOTES

		ELEVATION 'A'		ELEVATION 'B'	
		SF	SM	SF	SM
GROUND FLOOR PLAN (RIGHT)	(0)	731.8	68.0	731.8	68.0
SECOND FLOOR PLAN (RIGHT)	(0)	946.5	87.9	946.5	87.9
<b>TOTAL AREA (0)</b>		<b>1678.3</b>	<b>155.9</b>	<b>1678.3</b>	<b>155.9</b>
GROUND FLOOR PLAN (LEFT)	(1)	731.8	68.0	731.8	68.0
SECOND FLOOR PLAN (LEFT)	(1)	935.3	86.9	935.3	86.9
<b>TOTAL AREA (1)</b>		<b>1667.1</b>	<b>154.9</b>	<b>1667.1</b>	<b>154.9</b>
COVERAGE INC PORCH		1080.1	100.3	1080.1	100.3
COVERAGE NOT INC PORCH		993.8	92.3	993.8	92.3

**TOWNSHIP OF NORTH DUMFRIES  
BUILDING DEPARTMENT**

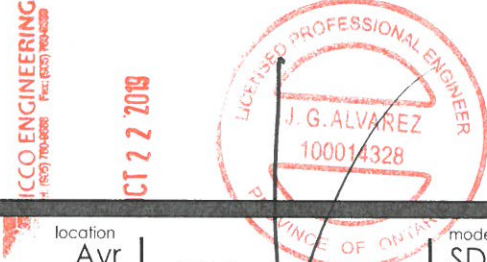
These Plans have been examined for compliance with the Ontario Building Code requirements. A Building Permit has been issued, subject to any changes noted, under the condition that the building will be constructed in accordance with the code.

**Adam Miller**  
REVIEWED BY

**07/17/2020**  
DATE

Tice River Homes  
Legacy

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



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	ES	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	WU	JM					
4	MADE ALL PARTIAL PLANS INTO FULL PLANS PER CITY COMMENTS	4-Oct-19	KC	ES					

**RN design**  
Imagine • Inspire • Create

client: Tice River Homes  
location: Ayr  
project: Legacy  
marketing name:  
model: SD-01  
scale: 3/16" = 1'0"  
project #: 17052

A0



A FOUNDATION REBAR INSPECTION MUST BE PERFORMED PRIOR TO POURING FOUNDATION WALLS.

SOILS ENGINEER TO VERIFY ADEQUATE SOIL BEARING CAPACITY PRIOR TO FOOTINGS BEING POURED.

1) FLOOR JOIST LAYOUTS AND INSTALLATION MANUAL SHALL BE AVAILABLE AT FRAMING INSPECTION.

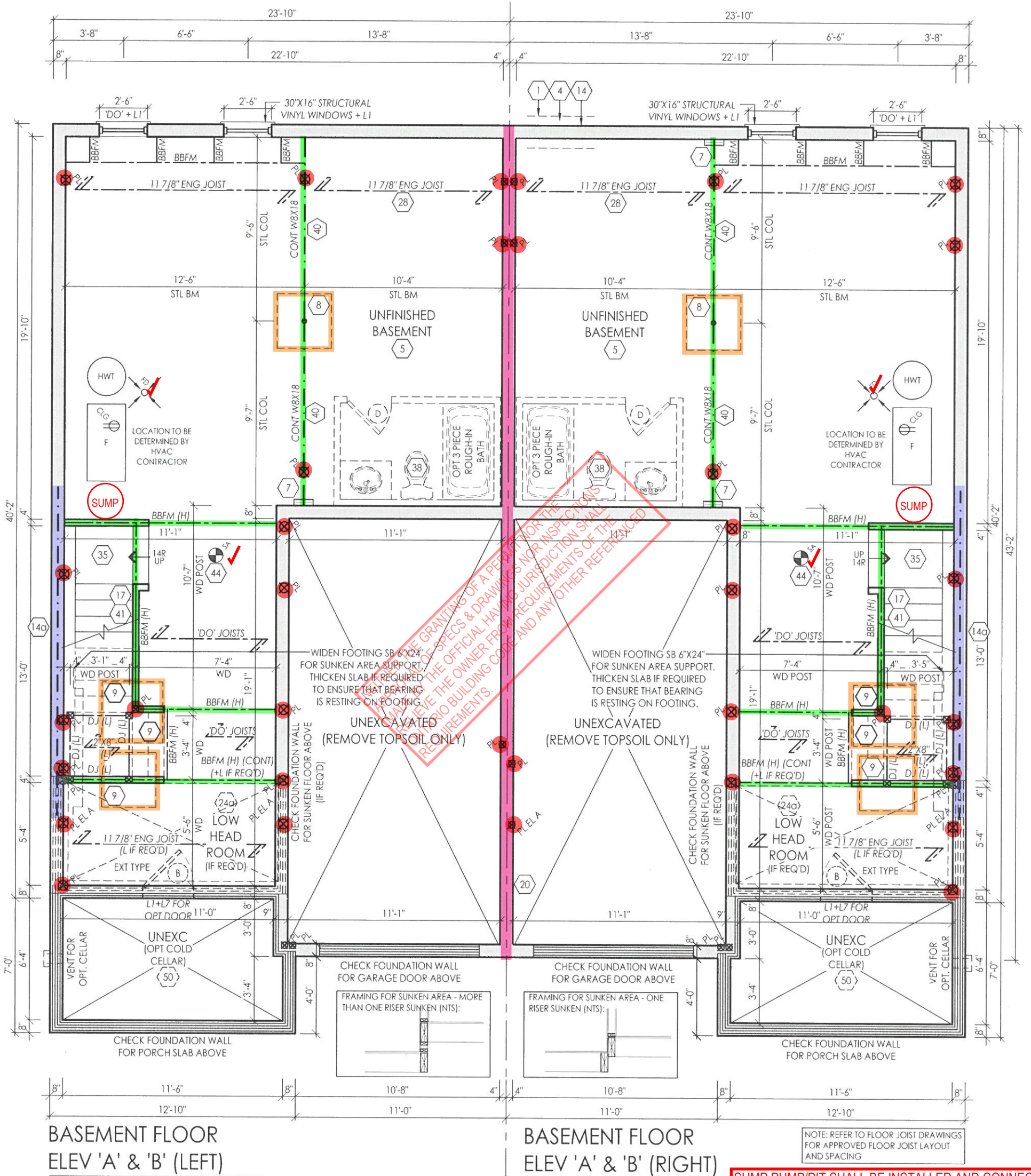
2) BLOCKING REQUIRED UNDER ALL POINT LOADS TO SUITABLE BEARING.

3) SEE ATTACHED REQUIREMENTS FOR FIELD GLUED FLOORS WHERE REQUIRED.

CALL FOR INSPECTION OF EXCAVATION CRIBBING BEFORE POURING ANY CONCRETE

DWELLING UNITS MUST BE SEPARATED BY CONSTRUCTION AND SOUND TRANSMISSION CLASSIFICATION OF AT LEAST 50 STC.

PERMIT FOR LEFT SIDE ONLY



THE COLD CELLAR DOOR NEEDS TO BE INSULATED AND WEATHER-STRIPPED.

SUMP PUMP/PIT SHALL BE INSTALLED AND CONNECTED ACCORDING TO LOCAL REGULATIONS.

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



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client	Tice River Homes				location	Ayr			
project	Legacy				marketing name				
#	revisions	date	dwn	chk	#	revisions	date	dwn	chk
1	ISSUED FOR CLIENT REVIEW	23-FEB-18	KK	ES	5	RE-ISSUED FOR PERMIT	18-OCT-19	ES	ES
2	REVISED PER TRUSS COORDINATION	23-APR-18	LO	JM					
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4	MADE ALL PARTIAL PLANS INTO FULL PLANS PER CITY COMMENTS	4-OCT-19	KC	ES					

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

SIGNATURE: [Signature]

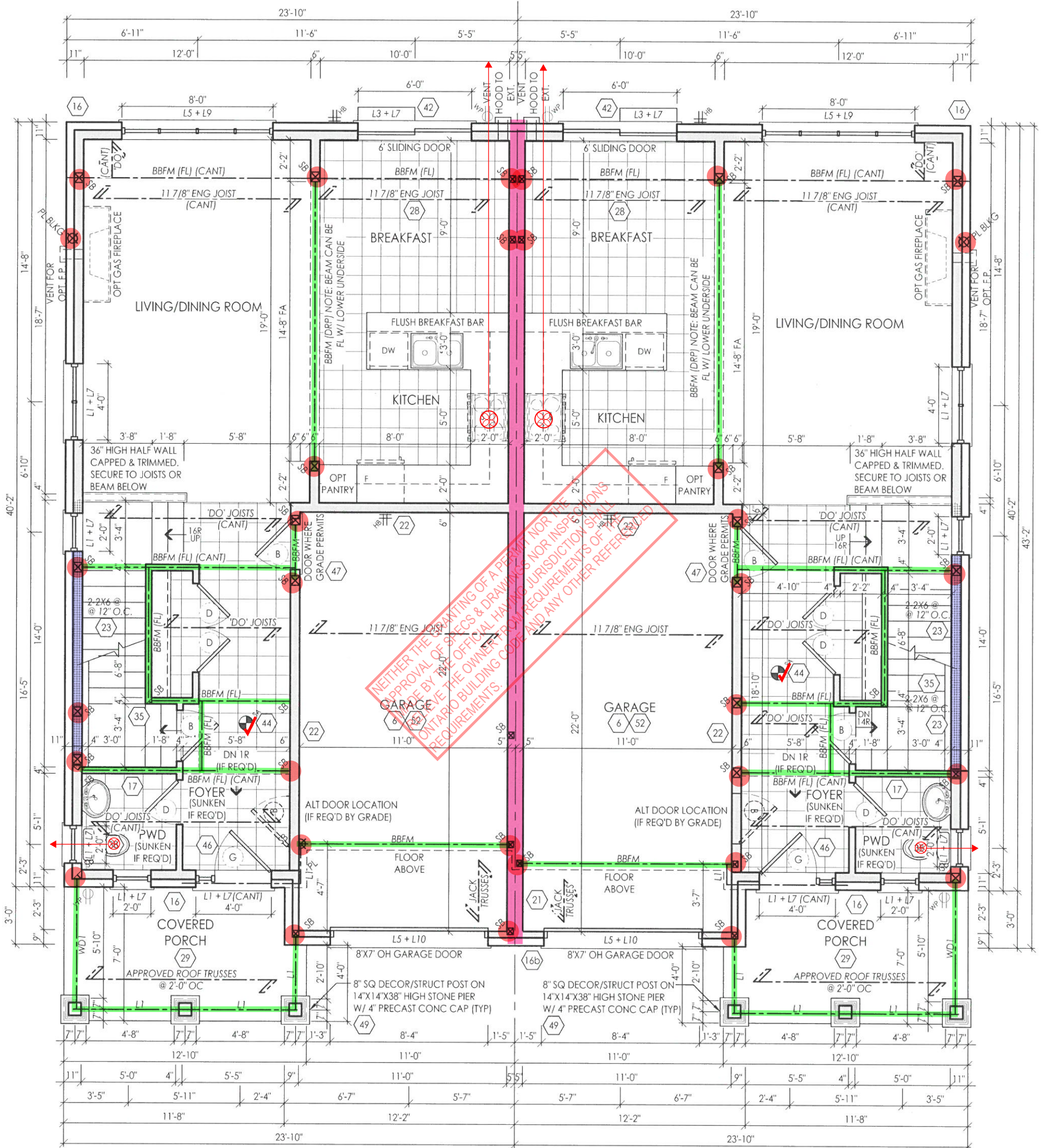
model SD-01  
 scale 3/16" = 1'0"  
 project # 17052

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**PERMIT FOR LEFT SIDE ONLY**

**TALL WALL REQUIREMENTS**  
 (A) THE STUDS ARE CLAD WITH NOT LESS THAN 9.5 MM THICK PLYWOOD, OSB OR WAFERBOARD SHEATHING ON THE EXTERIOR FACE, AND NOT LESS THAN 12.5 MM GYPSUM BOARD ON THE INTERIOR FACE,  
 (B) SOLID BRIDGING IS PROVIDED AT NOT MORE THAN 1.2 M O.C.,  
 (C) THE STUDS ARE FASTENED TO THE TOP AND BOTTOM PLATES WITH NO FEWER THAN THREE 82 MM TOE-NAILS,  
 (D) THE DOUBLE TOP PLATES ARE FASTENED TOGETHER WITH NOT LESS THAN 76 MM NAILS SPACED NOT MORE THAN 200 MM O.C.,  
 (E) ROOF FRAMING MEMBERS SPACED NOT MORE THAN 610 MM ARE FASTENED TO THE TOP PLATES WITH NO FEWER THAN FOUR 82 MM TOE-NAILS, AND  
 (F) THE BOTTOM PLATE IS FASTENED TO THE FLOOR JOISTS, BLOCKING OR RIM JOIST WITH NOT LESS THAN 82 MM NAILS SPACED NOT MORE THAN 200 MM O.C.



GROUND FLOOR ELEV 'B' (LEFT)

GROUND FL ELEV 'B' (RIGHT)

NEITHER THE PRINTING OF A PERMIT NOR THE APPROVAL OF THESE DRAWINGS NOR INSPECTIONS MADE BY THE OWNER OR HIS JURISDICTION SHALL GIVE THE OWNER BUILDING CODE AND ANY OTHER REFERRED REQUIREMENTS.

NOTE: REFER TO TRUSS DRAWINGS FOR APPROVED TRUSS LAYOUT  
 NOTE: CONC FRONT PORCH POURED PRIOR TO BRICK  
 NOTE: ELECTRICAL, GAS AND VENT LOCATIONS ARE SCHEMATIC ONLY. TO BE COORDINATED WITH ELECTRICAL AND MECHANICAL DRAWINGS BY THE CONTRACTOR  
 NOTE: REFER TO FLOOR JOIST DRAWINGS FOR APPROVED FLOOR JOIST LAYOUT AND SPACING

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



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.

client  
**Tice River Homes**  
 project  
**Legacy**

location  
**Ayr**  
 marketing name  
**RN design**  
*Imagine • Inspire • Create*

model  
**SD-01**  
 scale  
**3/16" = 1'0"**  
 project #  
**17052**

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

#	revisions	date	dwn	chk	#	revisions	date	dwn	chk
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**A4**

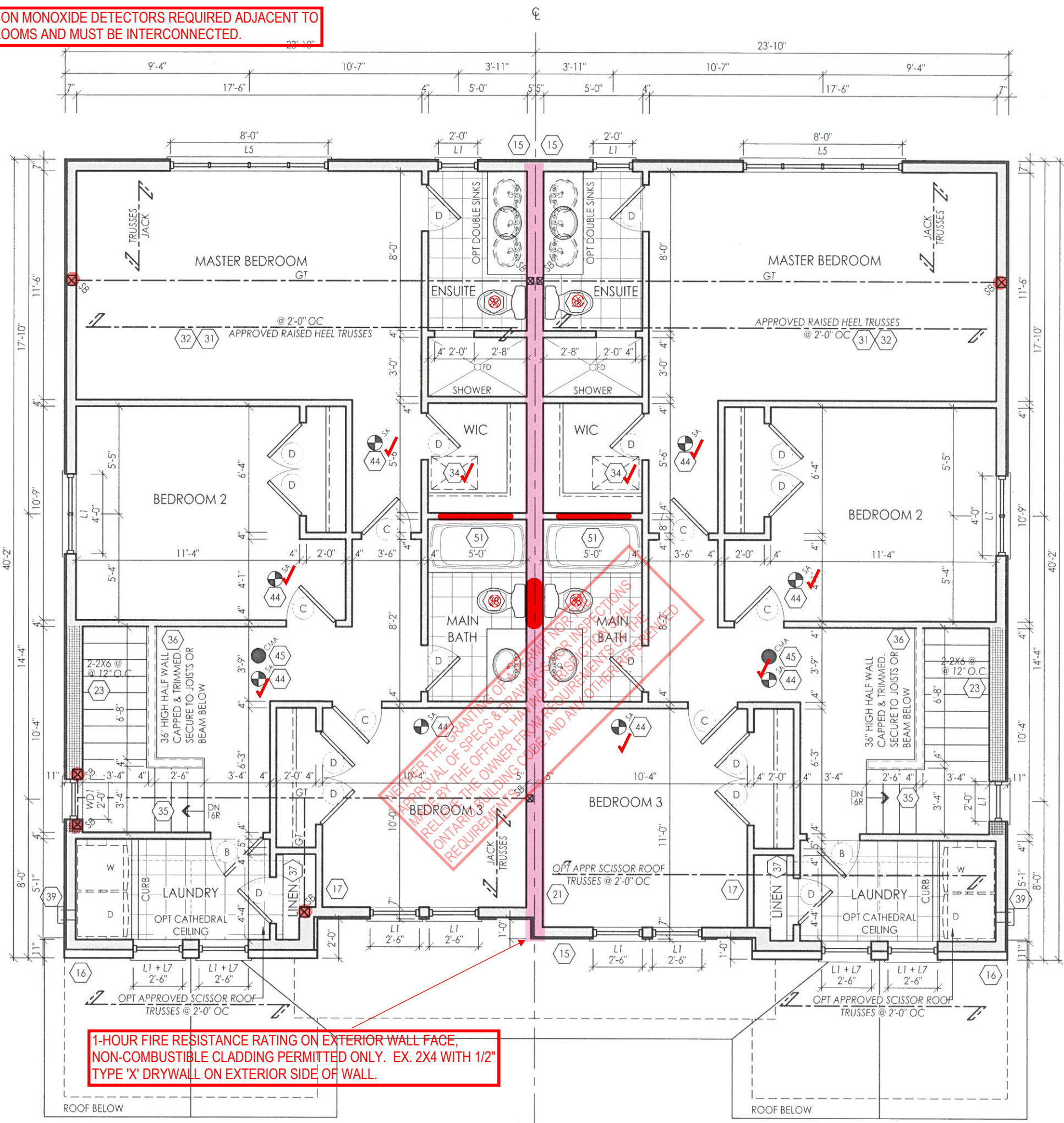


REINFORCEMENT IS REQUIRED FOR THE FUTURE INSTALLATION OF GRAB BARS FOR THE TOILET, SHOWER AND BATHTUB IN THE MAIN BATHROOM AS PER OBC 3.3.4.9.

PERMIT FOR LEFT SIDE ONLY

SMOKE DETECTORS MUST BE INTERCONNECTED AND SHALL HAVE SINGALONG (STROBE) IN CONFORMANCE WITH 9.10.19.3. OR 3.2.4.22 OF THE OBC.

CARBON MONOXIDE DETECTORS REQUIRED ADJACENT TO BEDROOMS AND MUST BE INTERCONNECTED.



1-HOUR FIRE RESISTANCE RATING ON EXTERIOR WALL FACE, NON-COMBUSTIBLE CLADDING PERMITTED ONLY. EX. 2X4 WITH 1/2" TYPE 'X' DRYWALL ON EXTERIOR SIDE OF WALL.

SECOND FLOOR ELEV 'B' (LEFT)

SECOND FLOOR ELEV 'B' (RIGHT)

NOTE: REFER TO TRUSS DRAWINGS FOR APPROVED TRUSS LAYOUT

AT LEAST 1 WINDOW SHALL PROVIDE AN UNOBSTRUCTED AREA OF 22" X 39" W/ A SILL HEIGHT MAX. 3'-3" ABOVE FINISHED FLOOR & 23'-0" ABOVE GRADE

THE 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  
1st Floor, 100-1000  
OCT 22 2019



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.

client  
Tice River Homes  
project  
Legacy

location  
Ayr  
marketing name

model  
SD-01  
scale  
3/16" = 1'0"  
project #  
17052

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

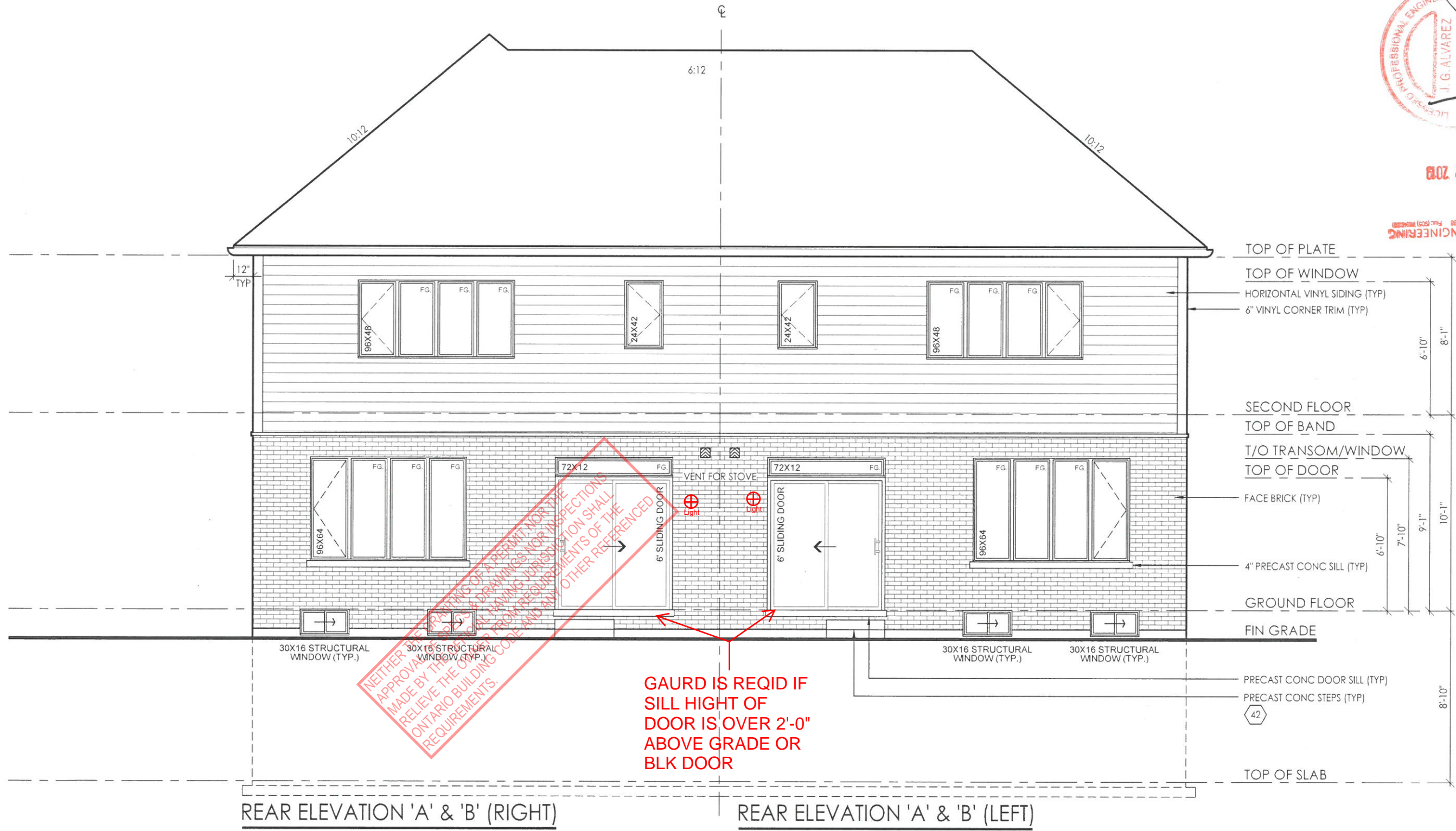
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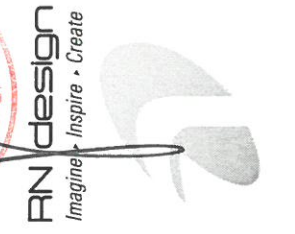


PERMIT FOR LEFT SIDE ONLY



NEITHER THE DRAWINGS OF A PERMIT NOR THE APPROVAL OF SUCH DRAWINGS NOR INSPECTIONS MADE BY THE OFFICER FROM REQUIREMENTS OF THE ONTARIO BUILDING CODE AND ANY OTHER REFERENCED REQUIREMENTS.

GAURD IS REQID IF SILL HIGHT OF DOOR IS OVER 2'-0" ABOVE GRADE OR BLK DOOR



OCT 2 2 2019  
NICCO ENGINEERING

model SD-01  
scale 3/16" = 1'0"  
project # 17052  
page

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location AYr  
markelling name

#	revisions	date	dwn	chk	#	revisions	date	dwn	chk
1	ISSUED FOR CLIENT REVIEW	23-FEB-18	AK	ES					
2	REVISED PER TRUSS COORDINATION	23-APR-18	LO	JM					
3	REVISED PER ENGINEER COMMENTS & ISSUED FOR PERMIT	30-JUL-18	WU	JM					
5	REISSUED FOR PERMIT	18-OCT-19	ES	ES					

Client Tice River Homes  
project Legacy

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: *Jay*  
SIGNATURE:



**PERMIT FOR RIGHT SIDE ONLY**

NOTE: ALL CONVENTIONAL ROOF FRAMING TO CONFORM TO PART 9.05 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

**GROSS GLAZING AREA - (LEFT)**

TOTAL PERIPHERAL WALL AREA	2516.48 SF	233.78 m <sup>2</sup>
FRONT GLAZING AREA	70.06 SF	6.51 m <sup>2</sup>
LEFT SIDE GLAZING AREA	59.33 SF	5.51 m <sup>2</sup>
RIGHT SIDE GLAZING AREA	0 SF	0.00 m <sup>2</sup>
REAR GLAZING AREA	132.11 SF	12.27 m <sup>2</sup>
<b>TOTAL GLAZING AREA</b>	<b>261.50 SF</b>	<b>24.29 m<sup>2</sup></b>
<b>TOTAL GLAZING PERCENTAGE</b>	<b>10.39 %</b>	

**GROSS GLAZING AREA - (RIGHT)**

TOTAL PERIPHERAL WALL AREA	2519.15 SF	234.03 m <sup>2</sup>
FRONT GLAZING AREA	70.06 SF	6.51 m <sup>2</sup>
LEFT SIDE GLAZING AREA	0 SF	0.00 m <sup>2</sup>
RIGHT SIDE GLAZING AREA	59.33 SF	5.51 m <sup>2</sup>
REAR GLAZING AREA	132.11 SF	12.27 m <sup>2</sup>
<b>TOTAL GLAZING AREA</b>	<b>261.50 SF</b>	<b>24.29 m<sup>2</sup></b>
<b>TOTAL GLAZING PERCENTAGE</b>	<b>10.38 %</b>	

**ROOF PLAN ELEV 'B'**

- 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)
- BRICK SOLDIER COURSE HEADER W/ BRICK STACK BOND SURROUNDS (TYP)
- 2"+6" VINYL HEADER W/ 6" VINYL SURROUNDS W/ 4" VINYL SILL (TYP)
- MTL FLASHING BEHIND (TYP)
- PREFIN METAL FLASHING W/ CAULKING TO MATCH (TYP)
- U/S OF GARAGE & PORCH SOFFIT

- FACE BRICK (TYP)
- 4" PRECAST CONC SILL (TYP)
- 4" PRECAST CONC BAND (TYP)
- GROUND FLOOR
- FIN GRADE
- STONE VENEER (TYP)
- U/S OF FOOTING
- STEPPED FOOTING (TYP)

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



**FRONT ELEVATION ELEV 'B' (LEFT)**

**FRONT ELEVATION ELEV 'B' (RIGHT)**

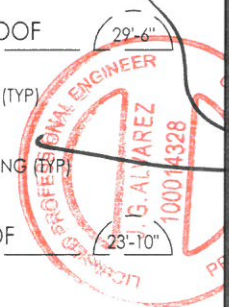
- PEAK HEIGHT OF ROOF 29'-6"
- ASPHALT SHINGLES W/ FLASHING AT VALLEYS (TYP)
- SHINGLE SHAKE VINYL SIDING (TYP)
- MID POINT OF ROOF 23'-10"

- OPT CATHEDRAL CEILING BEYOND (7:12 SLOPE)
- BLACK GLASS WITH STANDARD CLG. (TYP)
- TOP OF TRANSOM
- TOP OF PLATE
- TOP OF WINDOW

- TOP OF BAND
- SECOND FLOOR

- T/O TRANSOM/WINDOW
- TOP OF DOOR
- 8" SQ DECOR/STRUCT POST ON 14"x14"x38" HIGH STONE PIER W/ 4" PRECAST CONC CAP (TYP)
- TOP OF BAND
- GROUND FLOOR

- FIN GRADE
- POURED CONC DOOR SILL
- POURED CONC PORCH SLAB
- 36" X 82" EXT. DOORS
- POURED CONC FDN WALLS ON CONC STRIP FOOTING (TYP)
- TOP OF SLAB



NEITHER THE GRANTING OF THIS PERMIT NOR THE INSPECTIONS MADE BY THE OFFICIALS WHICH ARE REQUIRED TO RELIEVE THE OWNER FROM THE REQUIREMENTS OF THE ONTARIO BUILDING CODE AND ANY OTHER REFERENCED REQUIREMENTS.

Client: Tice River Homes  
 Project: Legacy  
 Location: AY1  
 Model: SD-01  
 Scale: 3/16" = 1'0"  
 Project #: 17052  
 Page: A10

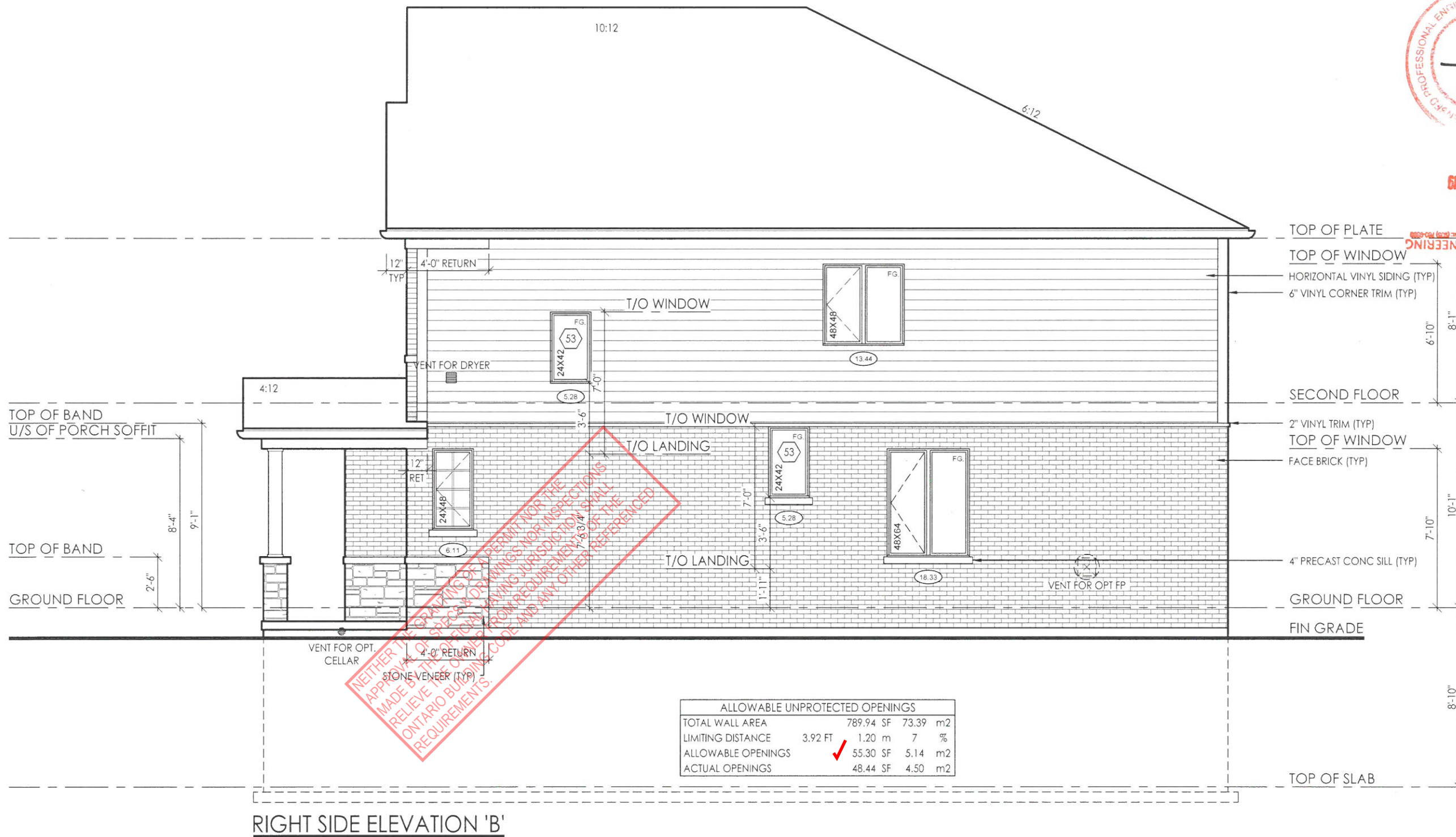
Professional Engineer: G. Alarez, License No. 100014328, dated OCT 22 2018.

#	ISSUED FOR CLIENT REVIEW	23-FEB-18	AK	ES
1	ISSUED FOR CLIENT REVIEW	23-FEB-18	AK	ES
2	REVISED PER TRUSS COORDINATION	24-FEB-18	LO	JM
3	REVISED PER ENGINEER COMMENTS & ISSUED FOR PERMIT	25-JUL-18	WU	JM
5	REISSUED FOR PERMIT	18-OCT-18	ES	ES

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

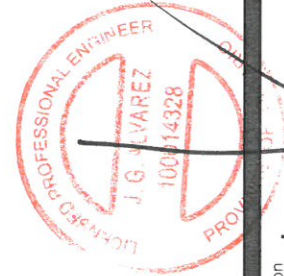


**PERMIT FOR RIGHT SIDE ONLY**

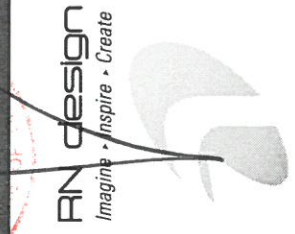


ALLOWABLE UNPROTECTED OPENINGS			
TOTAL WALL AREA	789.94 SF	73.39 m <sup>2</sup>	
LIMITING DISTANCE	3.92 FT	1.20 m	7 %
ALLOWABLE OPENINGS	55.30 SF	5.14 m <sup>2</sup>	
ACTUAL OPENINGS	48.44 SF	4.50 m <sup>2</sup>	

NEITHER THE DRAWING OR PERMIT NOR THE APPROPRIATE SPECIFICATIONS MADE BY THE ENGINEER SHALL RELIEVE THE CLIENT FROM REQUIREMENTS OF THE ONTARIO BUILDING CODE AND ANY OTHER REFERENCED REQUIREMENTS.



OCT 22 2019



model SD-01  
scale 3/16" = 1'0"  
project # 17052

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#	revisions	date	dwn	chk	#	revisions										
						23-FEB-18	AK	ES	23-APR-18	LO	JM	20-JUL-18	WU	JM	18-OCT-19	ES
1	ISSUED FOR CLIENT REVIEW															
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3	REVISED PER ENGINEER COMMENTS & ISSUED FOR PERMIT															
5	RE-ISSUED FOR PERMIT															

client Tice River Homes  
project Legacy

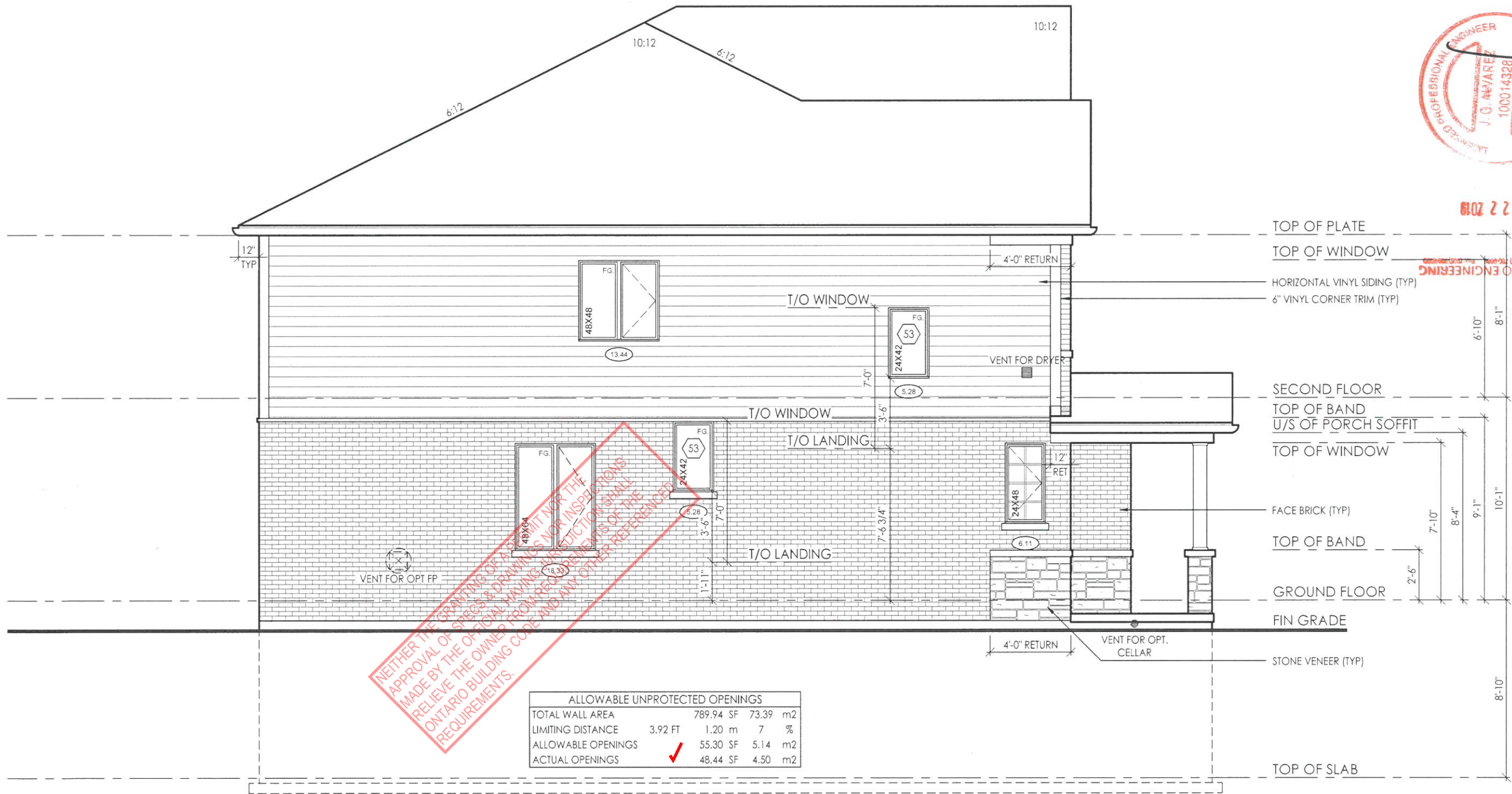
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QUALIFIED DESIGNER BCIN: 47245  
FIRM BCIN: 26995  
DATE: July

SIGNATURE:



PERMIT FOR LEFT SIDE ONLY



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ALLOWABLE UNPROTECTED OPENINGS			
TOTAL WALL AREA		789.94 SF	73.39 m <sup>2</sup>
LIMITING DISTANCE	3.92 FT	1.20 m	7 %
ALLOWABLE OPENINGS		55.30 SF	5.14 m <sup>2</sup>
ACTUAL OPENINGS	✓	48.44 SF	4.50 m <sup>2</sup>

LEFT SIDE ELEVATION 'B'



OCT 22 2019

PICO ENGINEERING INC. (2009-10-09) Prof. Eng. Ontario

client Tice River Homes  
 project Legacy

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

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CONSTRUCTION NOTES: - TOWNS & SEMIS

COMPLIANCE PACKAGE A1 - OBC 2012 - 2017 ENACTMENT

(UNLESS OTHERWISE NOTED)

-ALL CONSTRUCTION TO CONFORM TO THE ONTARIO BUILDING CODE (O.B.C.) AND ALL OTHER CODES AND LOCAL AUTHORITIES HAVING JURISDICTION.

-ALL DIMENSIONS GIVEN FIRST IN IMPERIAL FOLLOWED BY METRIC.

-THERMAL RESISTANCE VALUES BASED ON ZONE 1

FOOTINGS / SLABS:

TYPICAL STRIP FOOTING:

O.B.C. 9.15.3.
-BASED ON 16'-1" (4.9m) MAX. SUPPORTED JOIST LENGTH
-MIN. 2200psi (15MPa) CONCRETE AFTER 28 DAYS

TYPICAL STRIP FOOTING: (EXTERIOR WALLS)

O.B.C. 9.15.3.5.
-F.T.G. TO EXTEND MIN. 4'-0" (1200mm) BELOW GRADE
BRICK VENEER -1 STOREY - 13" X 4" (330mm X 100mm)

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)

STEP FOOTING:

O.B.C. 9.15.3.9.
-23 5/8" (600mm) MAX. VERTICAL RISE & 23 5/8" (600mm) MIN. HORIZONTAL RUN.

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.

BASEMENT SLAB:

O.B.C. 9.13. & 9.16.
-3" (75mm) CONCRETE SLAB
-2200psi (15MPa) AFTER 28 DAYS - O.B.C. 9.16.4.5.
-DAMP PROOF BELOW SLAB W/ MIN. 0.006" (0.15mm) POLYETHYLENE OR TYPE 'S' ROLL ROOFING W/ 4" (100mm) LAPPED JOINTS.

SLAB ON GROUND:

-3" (75mm) CONCRETE SLAB - O.B.C. 9.16.4.3.
-2200psi (15MPa) AFTER 28 DAYS - O.B.C. 9.16.4.5.
-DAMP PROOF BELOW SLAB W/ MIN. 0.006" (0.15mm) POLYETHYLENE OR TYPE 'S' ROLL ROOFING W/ 4" (100mm) LAPPED JOINTS.

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

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.

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" (152mm X 100mm X 6.35mm) STEEL BTM. PLATE

WOOD COLUMN:

OBC 9.17.4.1, 9.17.4.2, & 9.17.4.3.
-5 1/2" x 5 1/2" (140mm x 140mm) SOLID WOOD COLUMN - OR
-3-2"x6" (38mm x 140mm) BUILT UP COLUMN NAILED TOGETHER W/ 3" (76mm) NAILS SPACED NOT MORE THAN 12" (300mm) APART OR BOLTED TOGETHER W/ 3/8" (9.52mm) DIA BOLTS SPACED AT 18" (450mm) O.C.

WALL ASSEMBLIES:

FOUNDATION WALL:

O.B.C. 9.15.4.2.
-FOR WALLS NOT EXCEEDING 8'-2" (2500mm) IN LATERALLY SUPPORTED HEIGHT.
-8" (200mm) SOLID 2200psi (15MPa) CONCRETE
-MAX. UNSUPPORTED HEIGHT OF 3'-1" (1200mm) & MAX. SUPPORTED HEIGHT OF 7'-0" (2150mm) MEASURED FROM GRADE TO FINISHED BASEMENT FLOOR.

DAMP PROOFING & WATERPROOFING:

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.

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)

FRAME WALL CONSTRUCTION:

O.B.C. 9.23.
-SIDING OR STUCCO AS PER ELEVATIONS. MIN. 7 7/8" (200mm) FROM FINISHED GRADE (O.B.C. 9.28.1.4. & 9.27.1)
-WALL SHEATHING MEMBRANE AS PER O.B.C. 9.27.3.2.

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. & 9.27.1)
-WALL SHEATHING MEMBRANE AS PER O.B.C. 9.27.3.2.

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

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.

BRICK VENEER CONSTRUCTION @ GARAGE:

O.B.C. 9.23.
-3-1/2" (90mm) FACE BRICK OR 4" (100mm) STONE @ 36-1" (11m) MAX. HEIGHT
-MIN. 0.03" (0.76mm) THICK, 7/8" (22mm) WIDE CORROSION RESISTANT STRAPS @ MAX. 15 3/4" (400mm) O.C. HORIZONTAL & 23 5/8" (600mm) O.C. VERTICAL SPACING

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 R15 (RSI 2.64) ABSORPTIVE MATERIAL WITH A MASS OF AT LEAST 2.8 kg/ sq.m.

INTERIOR STUD WALLS:

O.B.C. T.9.23.10.1.
-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

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 DAMPPROOFING MATERIAL.

FIREWALL:

O.B.C. 9.10.11. & 3.1.10. & SB-3 WALL = B6e (STC = 57, FIRE = 2 HR)
-ONE FIREWALL IS REQUIRED FOR EVERY 6460 S.F. (600 SQ.M) OF BUILDING AREA. O.B.C. T.3.2.2.47.
-1/2" (12.7mm) GYPSUM BOARD W/ TAPED JOINTS
-2" X 2" (38mm X 38mm) WOOD STRAPPING @ 24" (600mm) O.C. ON BOTH SIDES OF WALL

PARTY WALL - FOUNDATION:

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

PARTY WALL - WOOD STUD:

O.B.C. SB-3 WALL = W13a (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

CLIENT SPECIFIC REVISIONS
ONTARIO REGULATION 332/12 OBC AMENDMENT O. REG. 139/17 JAN 1, 2018

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.

Table with columns: #, revisions, date, dwn, chk, #, revisions, date, dwn, chk. Includes project name 'Tice River Homes' and 'Legacy'.

Professional Engineer stamp for J.G. AVAREZ, RN design logo, and project details including model 'SD-01', scale '3/16" = 1'0"', and page 'D1'.



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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

22a WALLS ADJACENT TO ATTIC SPACE: -1/2" (12.7mm) GYPSUM BOARD -CONTINUOUS AIR/VAPOUR BARRIER IN CONFORMANCE W/ O.B.C.-9.25.3. & 9.25.4.

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

24 EXPOSED FLOOR: -FLOOR AS PER NOTE # 28 -CONTINUOUS AIR/VAPOUR BARRIER IN CONFORMANCE W/ O.B.C.- 9.25.3. & 9.25.4.

24a SUNKEN FINISHED AREAS: -USE SOLID BUILT-UP WOOD BEARING POST TO SUPPORT SUNKEN AREA AT FOUNDATION WALLS. EXTEND FOOTINGS TO SUPPORT POSTS.

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.

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.

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.

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) CONC. SLAB WITH 5 TO 8% AIR ENTRAINMENT -REINFORCE WITH 10M BARS @ 7 7/8" (200mm) EACH WAY

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)

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.

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: SIGNATURE:

31 ROOF ASSEMBLY: 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.

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.

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 MIDSPAN

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.

35 GENERAL: PRIVATE STAIRS: O.B.C. 9.8.4. -MAX. RISE = 7-7/8" (190mm) -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'-0" (900mm) (EXIT STAIRS BETWEEN GUARDS)

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

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

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

35c 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 DOORWAYS 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

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 DEMARCATTE 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

36c 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) HIGH -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" (19mmX38mm) BOTH SIDES OF STEEL

41 WOOD FRAMING MEMBERS SUPPORTED ON CONCRETE IN CONTACT WITH GROUND OR FILL SHALL BE PRESSURE TREATED OR SEPARATED FROM CONCRETE W/ 6 mil POLYETHYLENE.

42 PRECAST CONC. STEP -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 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)

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.

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client: Tice River Homes location: Ayr project: Legacy marketing name: # revisions date dwn chk # revisions date dwn chk

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**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.

**FRAME CONSTRUCTION:**

- ALL FRAMING 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.

**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)

**WATERPROOF WALLS IN BATHROOMS:**

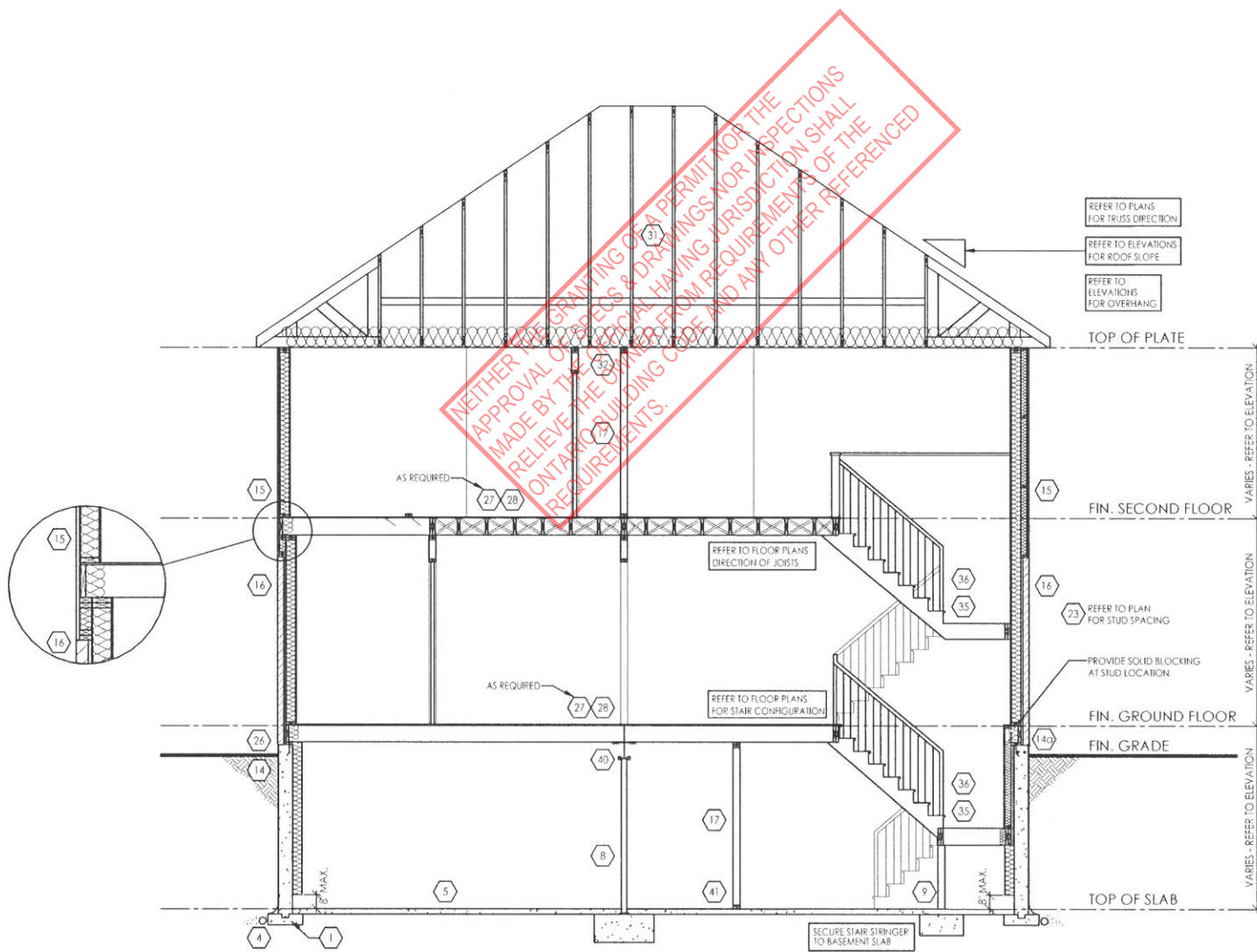
- REQUIRED AS PER OBC 9.29.2.1.

**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.



**TYPICAL CROSS SECTION - 2 STOREY (SIDING & BRICK)**  
N.T.S.

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 SPECIFIC REVISIONS**

**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

**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

**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
- PRESSURE TREATED LUMBER
- GIRDER TRUSS
- ABOVE FINISHED FLOOR
- BEAM BY FLOOR MANUF (FL)
- FLUSH
- DROPPED
- REPEAT SAME JOIST SIZE UNDER SIDE
- FIXED GLAZING
- GLASS BLOCK
- BLACK GLASS
- FLOOR DRAIN (FD)
- SOLID BEARING (ICI BE SAME WIDTH AS SUPPORTED MEMBER)
- POINT LOAD
- FLAT ARCH
- 2 STORY WALL
- EXT. LIGHT FIXTURE (WALL MOUNTED)
- HYDRO METER
- GAS METER

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:

client  
**Tice River Homes**

project  
**Legacy**

location  
**Ayr**

marketing name

**RN design**  
Imagine • Inspire • Create

model  
**SD-01**

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

page

**D3**

#	revisions	date	dwn	chk	#	revisions	date	dwn	chk
1	ISSUED FOR CLIENT REVIEW	23-FEB-18	KK	ES					
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					