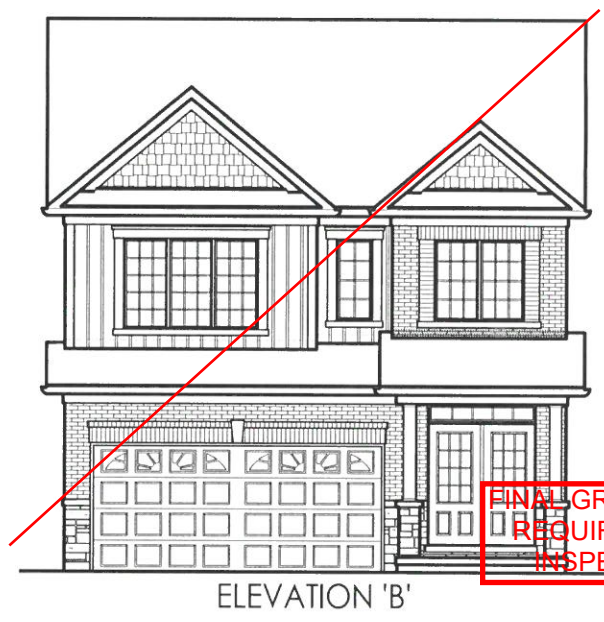
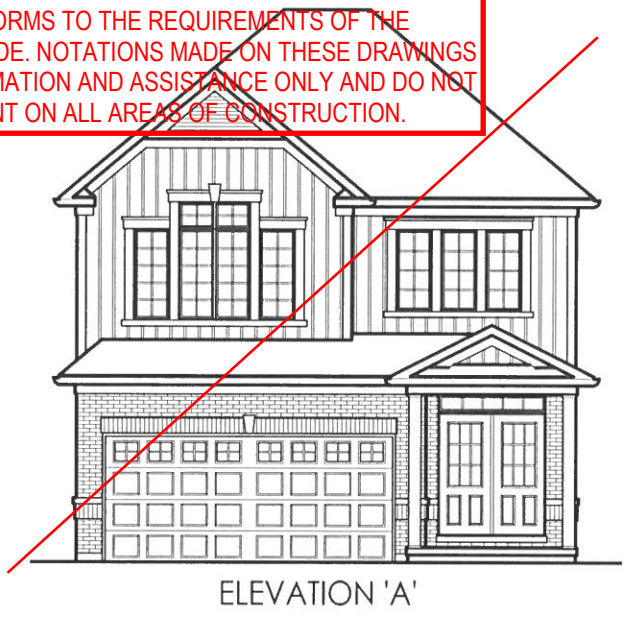


IT IS THE CONTRACTOR'S RESPONSIBILITY TO ENSURE THAT ALL CONSTRUCTION CONFORMS TO THE REQUIREMENTS OF THE ONTARIO BUILDING CODE. NOTATIONS MADE ON THESE DRAWINGS ARE FOR YOUR INFORMATION AND ASSISTANCE ONLY AND DO NOT NECESSARILY COMMENT ON ALL AREAS OF CONSTRUCTION.



FINAL GRADING CERTIFICATE REQUIRED BEFORE FINAL INSPECTION SIGN-OFF



CALL FOR INSPECTION OF EXCAVATION CRIBBING BEFORE POURING ANY CONCRETE


Drawing List:

- A0 TITLE SHEET
- A1 BASEMENT PLAN ELEV. 'A'
- A2 GROUND FLOOR ELEV. 'A'
- A3 SECOND FLOOR ELEV. 'A'
- A4 BASEMENT PLAN ELEV. 'B', 'C', 'D'
- A5 GROUND FLOOR ELEV. 'B'
- A6 SECOND FLOOR ELEV. 'B'
- A7 FRONT ELEVATION 'A'
- ROOF PLAN ELEV 'A'
- A8 RIGHT SIDE ELEVATION 'A'
- A9 REAR ELEVATION 'A', 'B', 'C' & 'D'
- A10 LEFT SIDE ELEVATION 'A'
- A11 FRONT ELEVATION 'B'
- ROOF PLAN ELEV 'B'
- A12 RIGHT SIDE ELEVATION 'B'
- A13 LEFT SIDE ELEVATION 'B'
- A14 GROUND FLOOR ELEV. 'C'
- A15 SECOND FLOOR ELEV. 'C'
- A16 GROUND FLOOR ELEV. 'D'
- A17 SECOND FLOOR ELEV. 'D'
- A18 FRONT ELEVATION 'C'
- ROOF PLAN ELEV 'C'
- A19 RIGHT SIDE ELEVATION 'C'
- A20 LEFT SIDE ELEVATION 'C'
- A21 FRONT ELEVATION 'D'
- ROOF PLAN ELEV 'D'
- A22 RIGHT SIDE ELEVATION 'D'
- A23 LEFT SIDE ELEVATION 'D'
- D1 CONSTRUCTION NOTES
- D2 CONSTRUCTION NOTES
- D3 CONSTRUCTION NOTES

Areas:

	ELEVATION 'A'		ELEVATION 'B'		ELEVATION 'C'		ELEVATION 'D'	
	SF	SM	SF	SM	SF	SM	SF	SM
GROUND FLOOR	855.5	79.5	864.6	80.3	864.6	80.3	864.6	80.3
SECOND FLOOR	1119.4	104.0	1127.7	104.8	1140.6	106.0	1122.7	104.3
TOTAL AREA	1974.9	183.5	1992.3	185.1	2005.2	186.3	1987.3	184.6
COVERAGE INC PORCH	1317.7	122.4	1317.7	122.4	1317.7	122.4	1317.7	122.4
COVERAGE NOT INC PORCH	1249.1	116.0	1257.4	116.8	1257.4	116.8	1257.4	116.8

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.



**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

PILCO ENGINEERING

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.

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

client
Tice River Homes

project
Legacy

#	revisions	date	dwn	chk	#	revisions	date	dwn	chk
1	ISSUED FOR CLIENT REVIEW	23-FEB-18	BU	JM	5	REVISED PER FLOOR/TRUSS COORD	9-May-19	JM	JM
2	REVISED PER TRUSS COORDINATION	23-APR-18	LO	JM	6	ISSUED FOR PERMIT ELEV. 'C' & 'D'	10-May-19	JM	JM
3	REVISED PER ENGINEER COMMENTS & ISSUED FOR PERMIT	20-JUL-18	WU	JM	7	MADE ALL PARTIAL PLANS FULL PLANS PER CITY COMMENTS	4-Oct-19	KC	ES
4	ADDED ELEV 'C' & 'D' - ISSUED FOR REVIEW	12-Apr-19	ES	ES	8	RE-ISSUED FOR PERMIT	18-Oct-19	ES	ES

RN design
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model
36-01

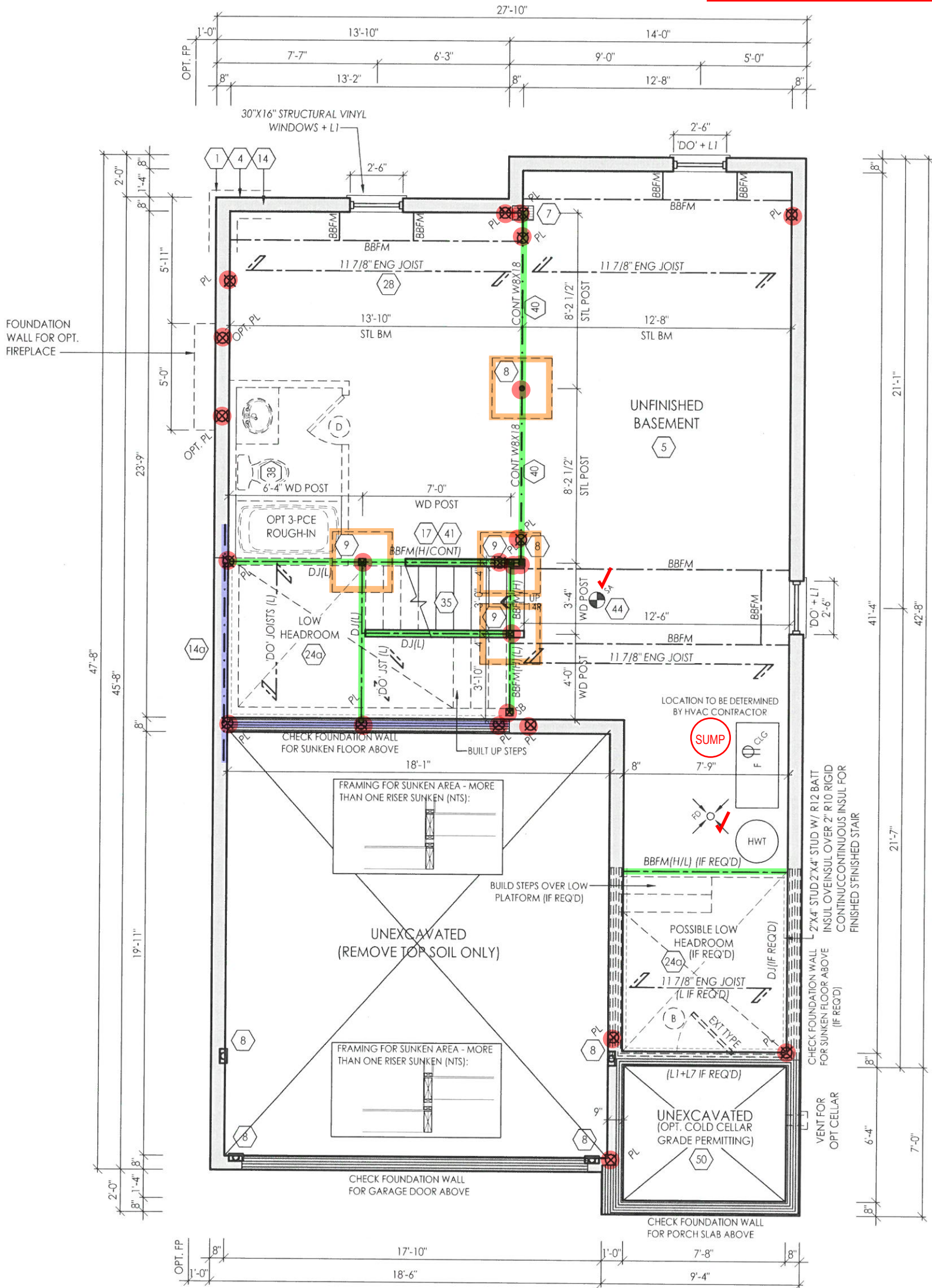
scale
3/16" = 1'0"

project #
17052

page
A0

A SEPARATE BUILDING PERMIT WILL BE REQUIRED TO FINISH THE BASEMENT.

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

BASEMENT PLAN ELEV. 'B', 'C', 'D'

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

File: D:\ocodm\projects\17052\Architectural\Models\36\17052-36-01-FINAL.dwg Plotted: Oct 18, 2019 By: rcs

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QUALIFIED DESIGNER BCIN: 47245
FIRM BCIN: 26995
DATE:

SIGNATURE:

client
Tice River Homes

project
Legacy

location
Ayr

marketing name

RN design
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model
36-01

scale
3/16" = 1'0"

project #
17052

#	revisions	date	dwn	chk	#	revisions	date	dwn	chk
1	ISSUED FOR CLIENT REVIEW	23-FEB-18	BU	JM	7	MADE ALL PARTIAL PLANS FULL PLANS PER CITY COMMENTS	4-Oct-19	KC	ES
2	REVISED PER TRUSS COORDINATION	23-APR-18	LO	JM	8	RE-ISSUED FOR PERMIT	18-Oct-19	ES	ES
3	REVISED PER ENGINEER COMMENTS & ISSUED FOR PERMIT	20-JUL-18	WU	JM					
4	ISSUED FOR PERMIT ELEV. 'C' & 'D'	10-APR-19	JM	JM					

page

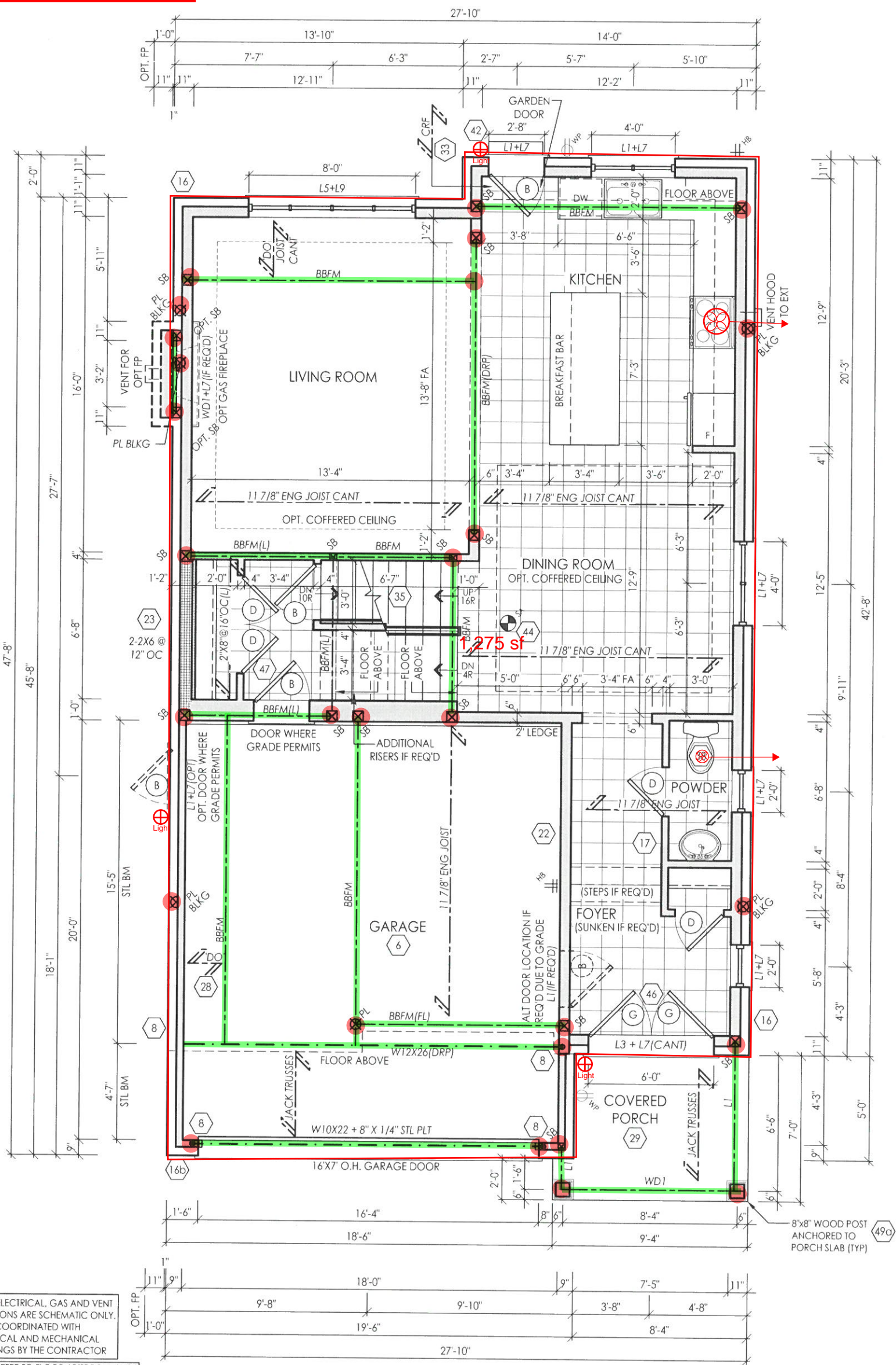
A4

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The (905) 764-9888 Fax: (905) 760-8888

OCT 22 2019



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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

NOTE: CONC FRONT PORCH POURED PRIOR TO BRICK

GROUND FLOOR ELEV. 'D'

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
Tel: (905) 763-2888 Fax: (905) 760-2882

OCT 22 2019

REGISTERED PROFESSIONAL ENGINEER
J. G. ALVAREZ
100014328

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
4	ADDED ELEV 'C' & 'D' - ISSUED FOR REVIEW	12-Apr-19	ES	ES	8	RE-ISSUED FOR PERMIT	18-Oct-19	ES	ES
5	REVISED PER FLOOR/TRUSS COORD	9-May-19	JM	JM					
6	ISSUED FOR PERMIT ELEV. 'C' & 'D'	10-May-19	JM	JM					
7	MADE ALL PARTIAL PLANS FULL PLANS PER CITY COMMENTS	4-Oct-19	KC	ES					

client: Tice River Homes
location: Ayr

project: Legacy
marketing name:

model: 36-01
scale: 3/16" = 1'0"
project #: 17052

page: A16

DESIGN
WWW.RNDESIGN.COM
Tel: 905-738-3177
WWW.THEPLUSGROUP.CA

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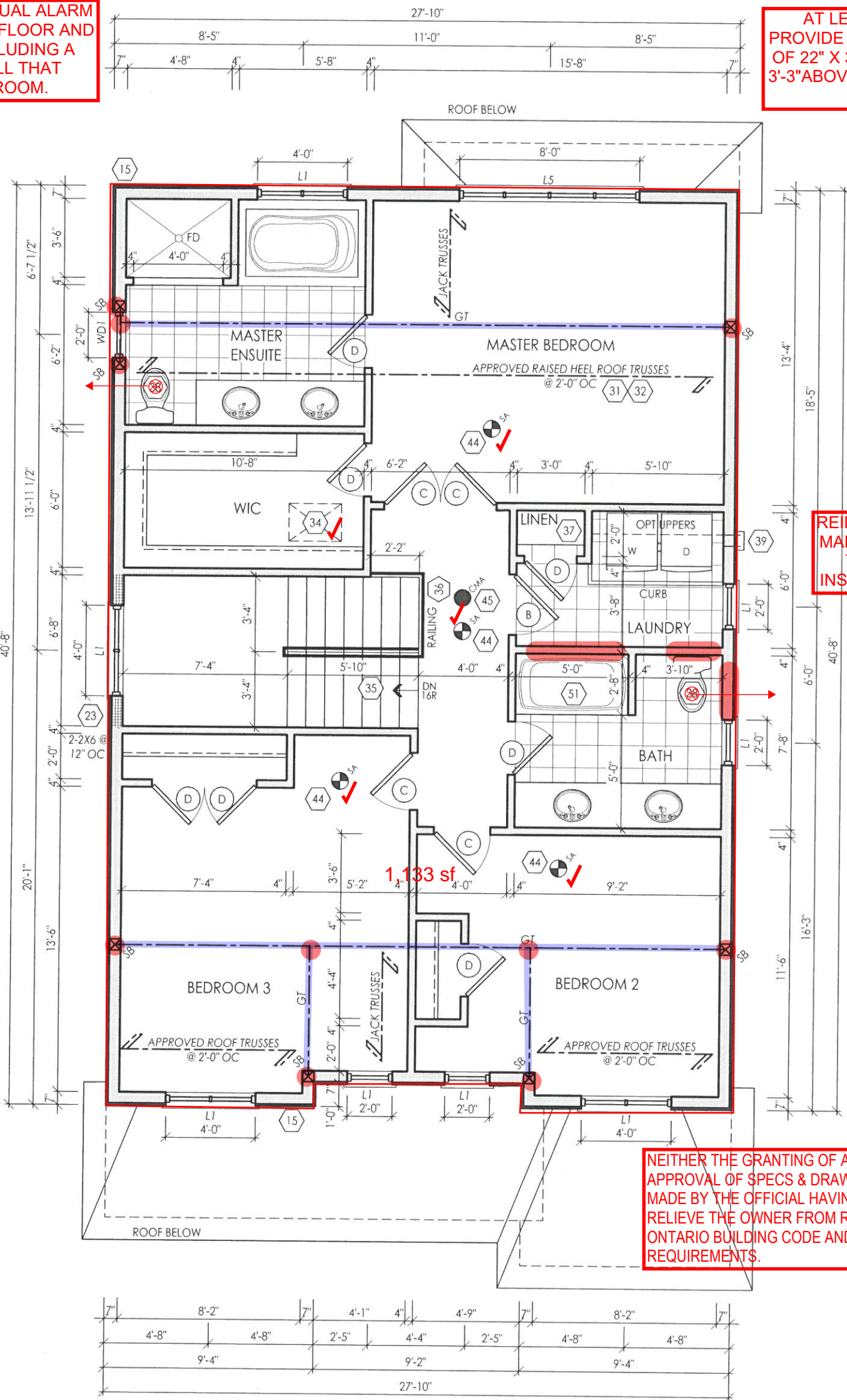
SMOKE ALARMS WITH VISUAL ALARM ARE REQUIRED ON EACH FLOOR AND IN EACH BEDROOM INCLUDING A SMOKE/CO IN THE HALL THAT SERVICES THE BEDROOM.

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

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.

REINFORCEMENT REQUIRED IN MAIN BATHROOM STUD WALLS TO PERMIT THE FUTURE INSTALLATION OF GRAB BARS.

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SECOND FLOOR ELEV. 'D'

NOTE: REFER TO TRUSS DRAWINGS FOR APPROVED TRUSS LAYOUT

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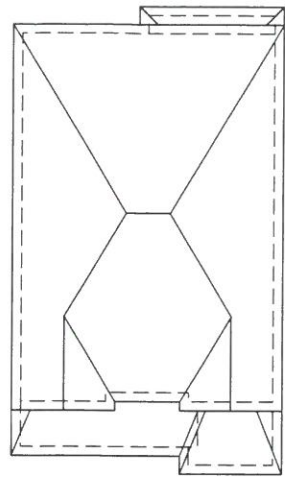
QUALIFIED DESIGNER BCIN: 47245
 FIRM BCIN: 26995
 DATE: *J. Moreno*
 SIGNATURE:

client	Tice River Homes	location	Ayr						
project	Legacy	marketing name							
#	revisions	date	dwn	chk	#	revisions	date	dwn	chk
4	ADDED ELEV 'C' & 'D' - ISSUED FOR REVIEW	12-Apr-19	ES	ES	B	RE-ISSUED FOR PERMIT	18-Oct-19	ES	ES
5	REVISED PER FLOOR/TRUSS COORD	9-May-19	JM	JM					
6	ISSUED FOR PERMIT ELEV. 'C' & 'D'	10-May-19	JM	JM					
7	MADE ALL PARTIAL PLANS FULL PLANS PER CITY COMMENTS	4-Oct-19	KC	ES					



model 36-01
 scale 3/16" = 1'0"
 project # 17052

page **A17**



ROOF PLAN ELEV 'D'

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

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" OC 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-ELEV D-STD

TOTAL PERIPHERAL WALL AREA	2756.83 SF	256.12 m ²
FRONT GLAZING AREA	58.86 SF	5.47 m ²
LEFT SIDE GLAZING AREA	41.22 SF	3.83 m ²
RIGHT SIDE GLAZING AREA	52.67 SF	4.89 m ²
REAR GLAZING AREA	128.92 SF	11.98 m ²
TOTAL GLAZING AREA	281.67 SF	26.17 m ²
TOTAL GLAZING PERCENTAGE	10.22 %	



PEAK HEIGHT OF ROOF 29'-1"

MID POINT OF ROOF 23'-8"

TOP OF PLATE

TOP OF WINDOW

SECOND FLOOR

TOP OF TRANSOM

TOP OF DOOR/WIN

GROUND FLOOR

POURED CONC SILL

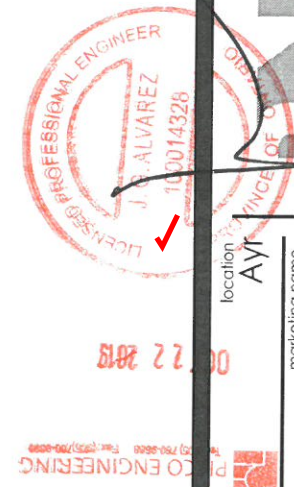
POURED CONC PORCH SLAB

POURED CONC FDN WALLS ON CONC STRIP FOOTING (TYP)

TOP OF SLAB

FRONT ELEVATION

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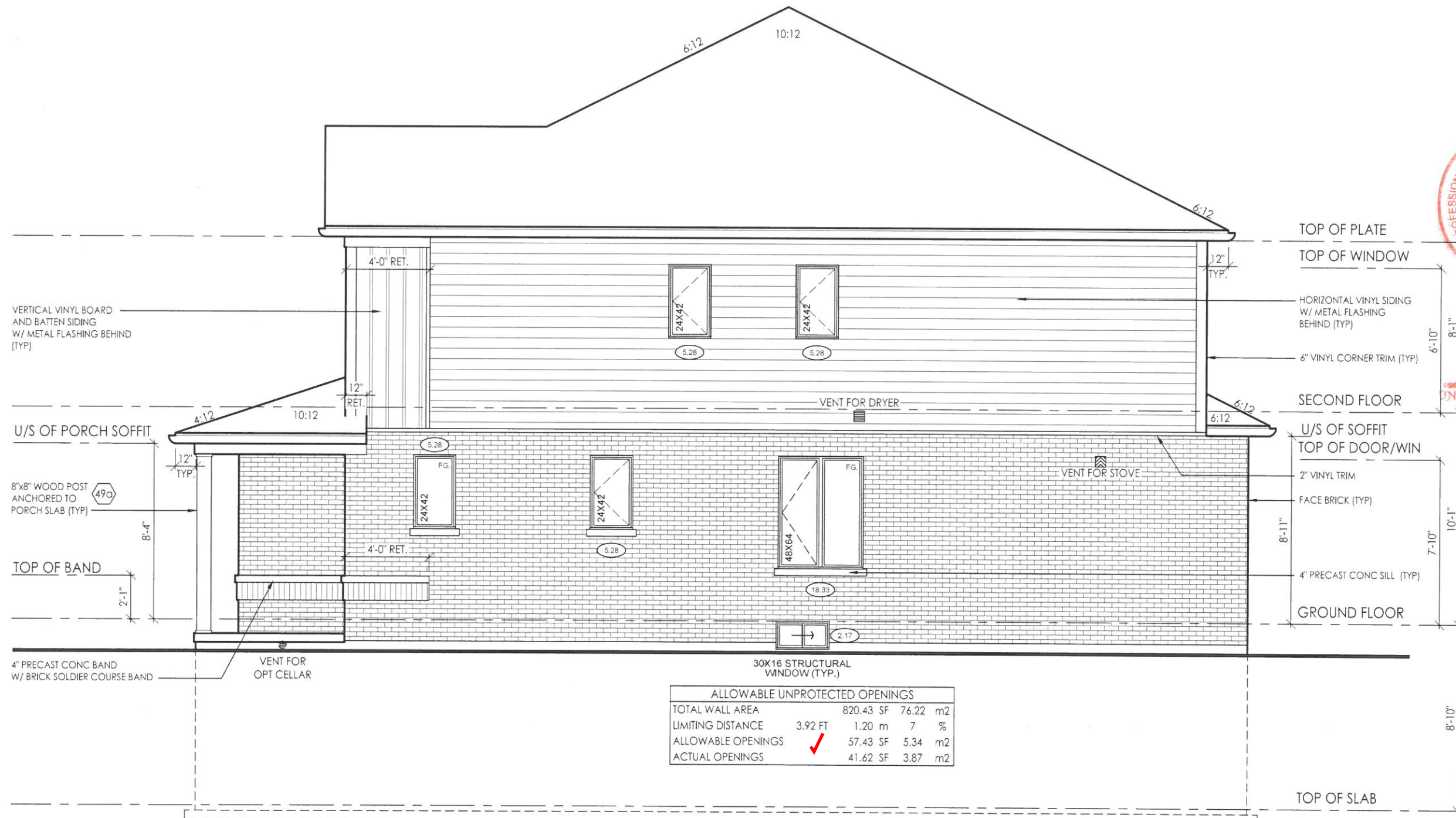
model 36-01
scale 3/16" = 1'0"
page A21
project # 17052

Client: Tice River Homes
Project: Legacy

#	ADDED ELEV 'C' & 'D' - ISSUED FOR REVIEW	REVISIONS	date	dwn	chk
4	REVIEW		12-Apr-19	ES	
6	ISSUED FOR PERMIT ELEV. 'C' & 'D'		10-May-19	JAM	JAM
8	RE-ISSUED FOR PERMIT		18-Oct-19	ES	ES

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.

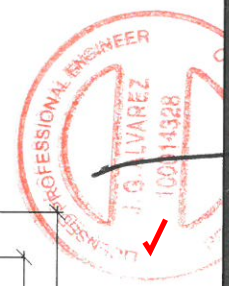
QUALIFIED DESIGNER BCIN: 47245
FIRM BCIN: 26995
DATE: [Signature]
SIGNATURE:



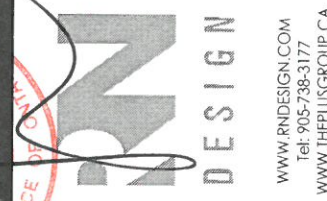
RIGHT SIDE ELEVATION 'D'

ALLOWABLE UNPROTECTED OPENINGS			
TOTAL WALL AREA		820.43 SF	76.22 m2
LIMITING DISTANCE	3.92 FT	1.20 m	7 %
ALLOWABLE OPENINGS	✓	57.43 SF	5.34 m2
ACTUAL OPENINGS		41.62 SF	3.87 m2

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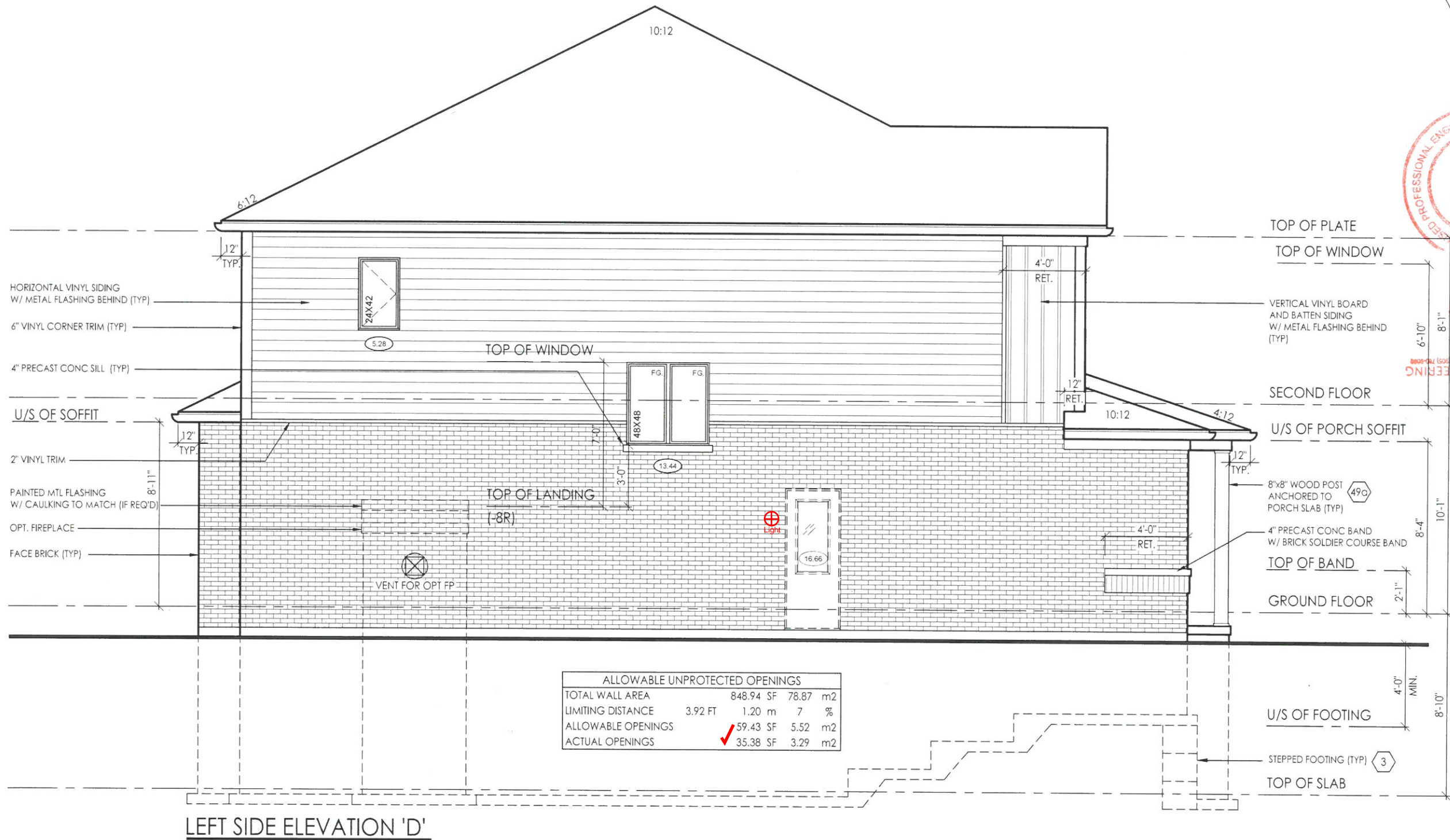


A22



#	revisions	date				dwn	chk
		12Apr19	ES	18Apr19	JM		
4	ADDED ELEV. 'C' & 'D' - ISSUED FOR REVIEW						
6	ISSUED FOR PERMIT ELEV. 'C' & 'D'						
8	RE-ISSUED FOR PERMIT						

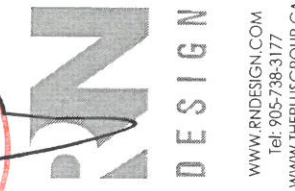
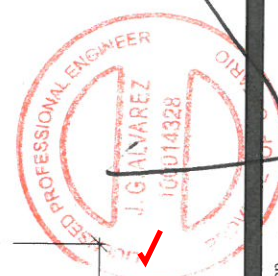
client Tice River Homes
 project Legacy
 location Avf
 marketing name
 I, JORGE MORENO DECLARE THAT I HAVE REVIEWED AND TAKEN DESIGN RESPONSIBILITY FOR THE DESIGN WORK ON BEHALF OF RN DESIGN LTD UNDER DIVISION C, PART 3 SUBSECTION 3.2.4 OF THE BUILDING CODE. I AM QUALIFIED AND THE FIRM IS REGISTERED IN THE APPROPRIATE CLASSES / CATEGORIES.
 QUALIFIED DESIGNER BCIN: 47245
 FIRM BCIN: 26995
 DATE: [Signature]
 SIGNATURE:



LEFT SIDE ELEVATION 'D'

ALLOWABLE UNPROTECTED OPENINGS			
TOTAL WALL AREA	848.94 SF	78.87 m2	
LIMITING DISTANCE	3.92 FT	1.20 m	7 %
ALLOWABLE OPENINGS	59.43 SF	5.52 m2	
ACTUAL OPENINGS	35.38 SF	3.29 m2	

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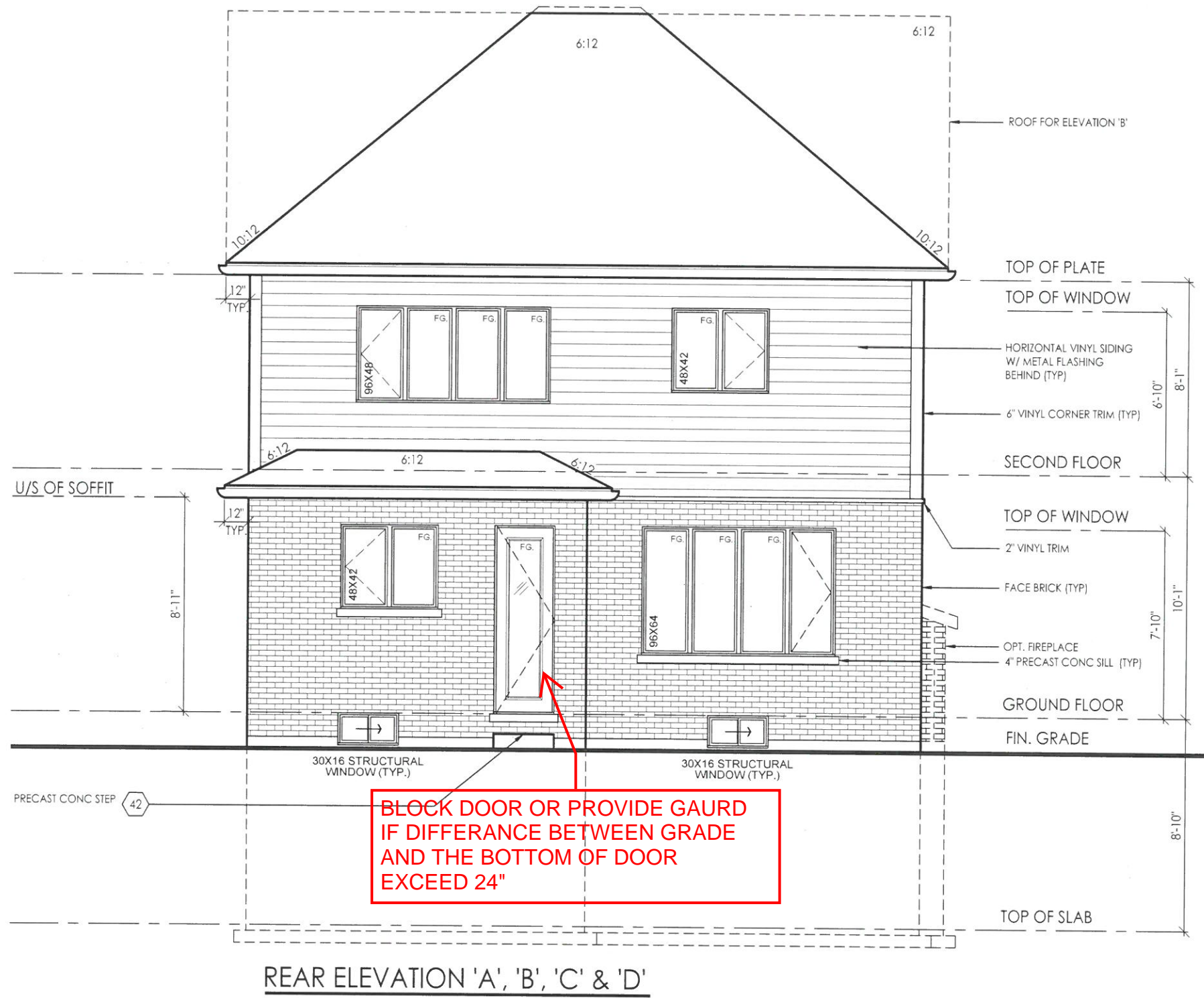
client Tice River Homes
 project Legacy

location Ayr
 marketing name

#	revisions	date	dwn	chk	#
4	ADDED ELEV 'C' & 'D' - ISSUED FOR REVIEW	17-Apr-19	ES	ES	
6	ISSUED FOR PERMIT ELEV. 'C' & 'D'	18-May-19	JM	JM	
8	RE-ISSUED FOR PERMIT	18-Oct-19	ES	ES	

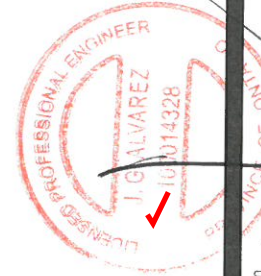
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QUALIFIED DESIGNER BCIN: 47245
 FIRM BCIN: 26995
 DATE: *Jay*
 SIGNATURE:



BLOCK DOOR OR PROVIDE GAURD IF DIFFERANCE BETWEEN GRADE AND THE BOTTOM OF DOOR EXCEED 24"

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 (905) 706-0000 Fax: (905) 706-0000
 OCT 22 2018

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client: Tice River Homes
 project: Legacy

#	revisions	date				down	chk	#	revisions
		BU	JM	LO	JM				
1	ISSUED FOR CLIENT REVIEW	22-FEB-18							
2	REVISED PER TRUSS COORDINATION	23-APR-18							RE-ISSUED FOR PERMIT
3	REVISED PER ENGINEER COMMENTS & ISSUED FOR PERMIT	30-JUL-18							
4	ISSUED FOR PERMIT ELEV. 'C' & 'D'	010-MAY-19							

location: Ayr
 marking name:

I, JORGE MORENO DECLARE THAT I HAVE REVIEWED AND TAKEN DESIGN RESPONSIBILITY FOR THE DESIGN WORK ON BEHALF OF AN 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:

CONSTRUCTION NOTES: - SINGLES

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.

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

1 TYPICAL STRIP FOOTING: (EXTERIOR WALLS)

O.B.C. 9.15.3.5.
-FITG. TO EXTEND MIN. 4'-0" (1200mm) BELOW GRADE
BRICK VENEER -1 STOREY - 13" X 4" (330mm X 100mm)

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)

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.

5 BASEMENT SLAB:

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

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.
-DAMP PROOF BELOW SLAB W/ MIN. 0.006" (0.15mm) POLYETHYLENE OR TYPE 'S' ROLL ROOFING W/ 4" (100mm) LAPPED JOINTS.

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

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.

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

9 WOOD COLUMN:

OBC 9.17.4.1, 9.17.4.2, & 9.17.4.3.
-5 1/2" x 5 1/2" (140mm x 140mm) SOLID WOOD COLUMN - OR
-3-2"x6" (38mm x 140mm) BUILT UP COLUMN 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.

14 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'-11" (1200mm) & MAX. SUPPORTED HEIGHT OF 7'-0" (2150mm) MEASURED FROM GRADE TO FINISHED BASEMENT FLOOR.

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

14a 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)

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.

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.

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

16b 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

17 INTERIOR STUD WALLS:

O.B.C. 1.9.23.10.1.
-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

18 BEARING STUD WALL (BASEMENT):

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

22 GARAGE WALL & CEILING:

O.B.C. 9.10.9.16.(3)
-1/2" (12.7mm) GYPSUM BOARD ON BOTH SIDES OF WALL & U/S OF CEILING BETWEEN HOUSE AND GARAGE
-TAPE AND SEAL ALL JOINTS GAS TIGHT

23 DOUBLE VOLUME WALLS:

O.B.C. 9.23.10.1.
-3/8" (9.5mm) PLYWOOD, OSB OR WATERBOARD SHEATHING
-REFER TO PLAN FOR STUD SPECIFICATION
-STUDS FASTENED AT TOP & BOTTOM WITH 3/3 1/4" (82mm) TOE NAILS

24 EXPOSED FLOOR:

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

24a SUNKEN FINISHED AREAS:

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

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.

CLIENT SPECIFIC REVISIONS
ONTARIO REGULATION 332/12 OBC. AMMENDMENT 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.

QUALIFIED DESIGNER BCIN: 47245
FIRM BCIN: 26995
DATE:

SIGNATURE:

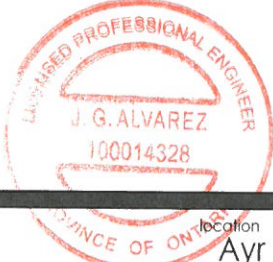
client Tice River Homes

project Legacy

Table with 4 columns: #, revisions, date, dwn, chk. Contains revision history for the project.

CO ENGINEERING

2019



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

RN design Imagine • Inspire • Create

model 36-01
scale 3/16" = 1'0"
project # 17052

page D1

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) CONC. SLAB WITH 5 TO 8% AIR ENTRAINMENT
 -REINFORCE WITH 10M BARS @ 7 7/8" (200mm) EACH WAY
 -1 1/4" (30mm) CLEAR COVER FROM THE BOTTOM OF THE SLAB
 -3" (75mm) END BEARING ON FOUNDATION WALL
 -23 5/8" (600mm) X 23 5/8" (600mm) 10M DOWELS @ 23 5/8" (600mm) O.C.
 -IF A COLD CELLAR IS LOCATED BELOW THE SLAB, SUPPORT ON FOUNDATION WALLS NOT TO EXCEED 8'-2"

30 EXTERIOR BALCONY ASSEMBLY:
 -1 1/4" X 3 1/2" PRESSURE TREATED DECKING W/ 1/4" SPACING
 -2" X 4" 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" X 4" WOOD PURLINS (CUT DIAGONALLY) @ 12" O.C. DIRECTLY ON 2" X 8" ROOF JOISTS @ 12" O.C. (OR AS NOTED ON PLAN)
 -EXTERIOR GUARD AS PER #36a
 -SLOPE ASSEMBLY MINIMUM 2% TO ROOF SCUPPER
REQUIRED FOR OVER HEATED SPACES:
 -ADD 2" X 2" (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 (RSI 5.46) INSULATION BETWEEN JOISTS
 -ADD CONTINUOUS AIR/VAPOUR BARRIER IN CONFORMANCE W/ O.B.C. 9.25.3. & 9.25.4.
 -ADD 1/2" (12.7mm) GYPSUM BOARD W/ PAINTED CEILING OR
 -ADD 5/8" (15.9mm) GYPSUM BOARD W/ TEXTURED CEILING (O.B.C. 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" X 8" ROOF JOISTS @ 12" O.C. (OR AS NOTED ON PLAN)
REQUIRED FOR OVER HEATED SPACES:
 -ADD 2" X 2" (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 (RSI 5.46) INSULATION BETWEEN JOISTS
 -ADD CONTINUOUS AIR/VAPOUR BARRIER IN CONFORMANCE W/ O.B.C. 9.25.3. & 9.25.4.
 -ADD 1/2" (12.7mm) GYPSUM BOARD W/ PAINTED CEILING OR
 -ADD 5/8" (15.9mm) GYPSUM BOARD W/ TEXTURED CEILING (O.B.C. 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
 -EAVES PROTECTION 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" X 8" (38mm X 184mm) @ 16" O.C. W/ 2" X 2" (38mm X 38mm) CROSS PURLINS @ 24" O.C. MAX. SPAN 13'-3" (4050mm) OR
 -2" X 10" (38mm X 235mm) @ 16" O.C. W/ 2" X 2" (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: *[Signature]*

SIGNATURE: *[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" X 4" (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)
 -MIN. WIDTH (BETWEEN WALL FACES) = 2'-11" (900mm)
 -MIN. WIDTH (EXIT STAIRS, BETWEEN GUARDS) = 2'-11" (900mm)
 ANGLD 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 DOORWAYS, 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

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

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)
 -MIN. WIDTH (EXIT STAIRS, BETWEEN GUARDS) = 2'-11" (900mm)
 -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

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" 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" X 2" (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.
 -WHERE THERE IS A FUEL BURNING APPLIANCE 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/O 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.

49 EXTERIOR COLUMN W/ MASONRY PIER:
 -MIN. 6" X 6" (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" X 6" (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" X 6" (140mm X 140mm) WOOD POST CLAD W/ DECOR. SURROUND (PER ELEVATION DRAWINGS) 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" X 6" (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.

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.

50 COLD CELLARS:
 -FOR COLD CELLARS PROVIDE THE FOLLOWING:
 -COVER/FLOOR FINISH TO BE 2% TO OLD CELLAR AREA.
 -WALL FINISH TO BE 2% TO OLD CELLAR AREA.
 -L1+L7 FOR DOOR OPENING
 -2" X 4" (38mm X 89mm) WOOD STUD W/ R12 (RSI 2.11) BAIT 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)

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

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#	revisions	date	dwn	chk	#	revisions	date	dwn	chk
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 PROFESSIONAL ENGINEER
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 OCT 27 2019

RN design
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model
36-01

scale
3/16" = 1'0"

project #
17052

page
D2

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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:

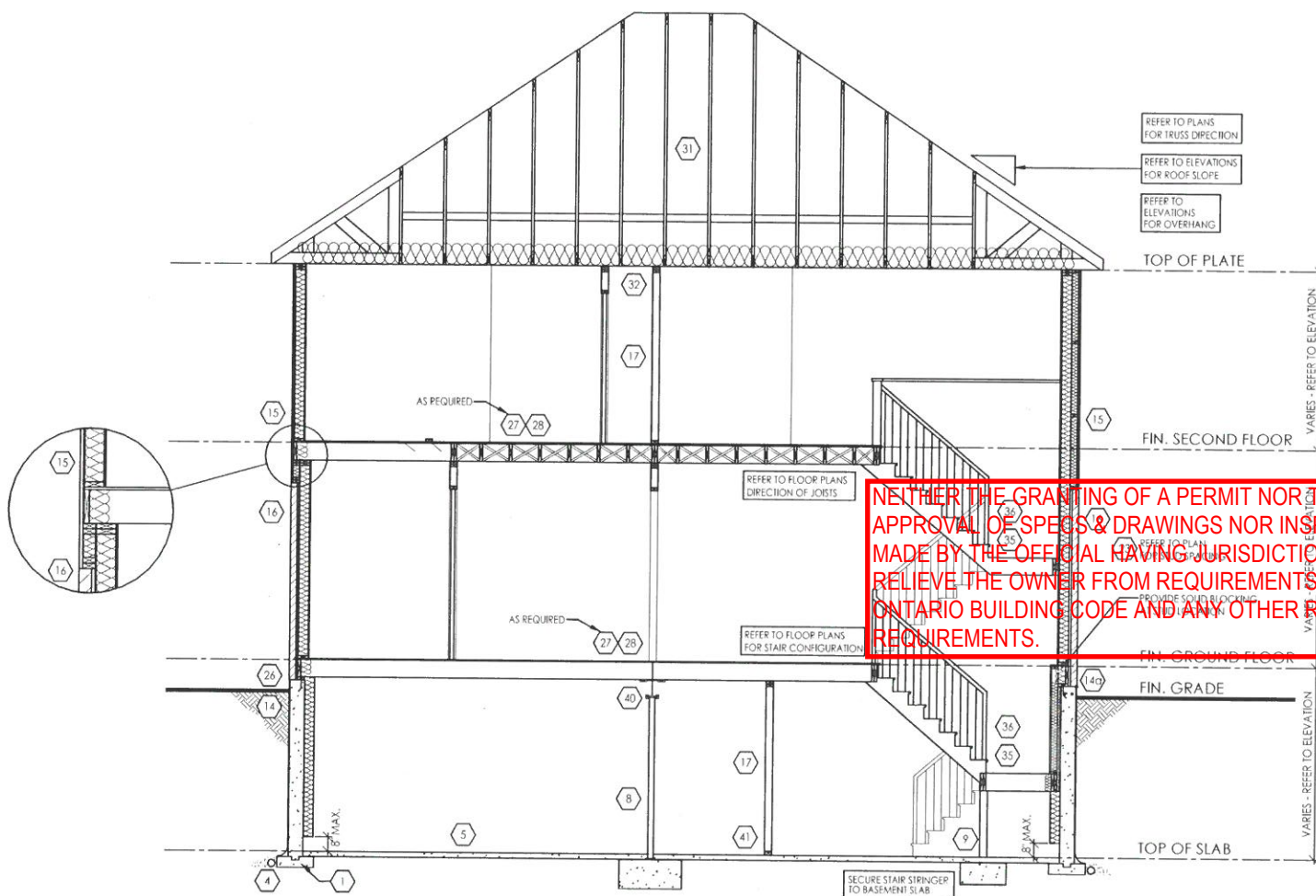
- REQUIRED AS PER OBC 9.29.2.1.

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.



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
- 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
- WD14A 1/1 3/4" X 11 7/8" (2.0E) LVL
- WD14 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 3/4" X 14" (2.0E) LVL
- WD16 2 1/4" X 14" (2.0E) LVL
- WD17 3 1/4" X 14" (2.0E) LVL

LINTELS

- L1 2/2" X 8" SPR
- L2 2/2" X 10" SPR
- L3 2/2" X 12" SPR
- L4 4-7/8" X 3-1/2" X 1/4" L
- L5 4-7/8" X 3-1/2" X 3/8" L
- L6 5-7/8" X 3-1/2" X 5/16" L
- 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
- COLD CELLAR VENT (50)
- STOVE VENT
- FIREPLACE VENT
- DRYER VENT
- CARBON MONOXIDE ALARM (CMA) (45)
- DOUBLE JOIST
- PRESSURE TREATED LUMBER
- GIRDER TRUSS
- ABOVE FINISHED FLOOR
- BEAM BY FLOOR MANUF
- FLUSH
- DROPPED
- REPEAT SAME JOIST SIZE
- UNDER SIDE
- FIXED GLAZING
- GLASS BLOCK
- BLACK GLASS
- FLOOR DRAIN
- SOLID BEARING (TO BE SAME WIDTH AS SUPPORTED MEMBER)
- POINT LOAD
- FLAT ARCH
- 2 STORY WALL
- EXT. LIGHT FIXTURE (WALL MOUNTED)
- HYDRO METER
- GAS METER

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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
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3/16" = 1'0"

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