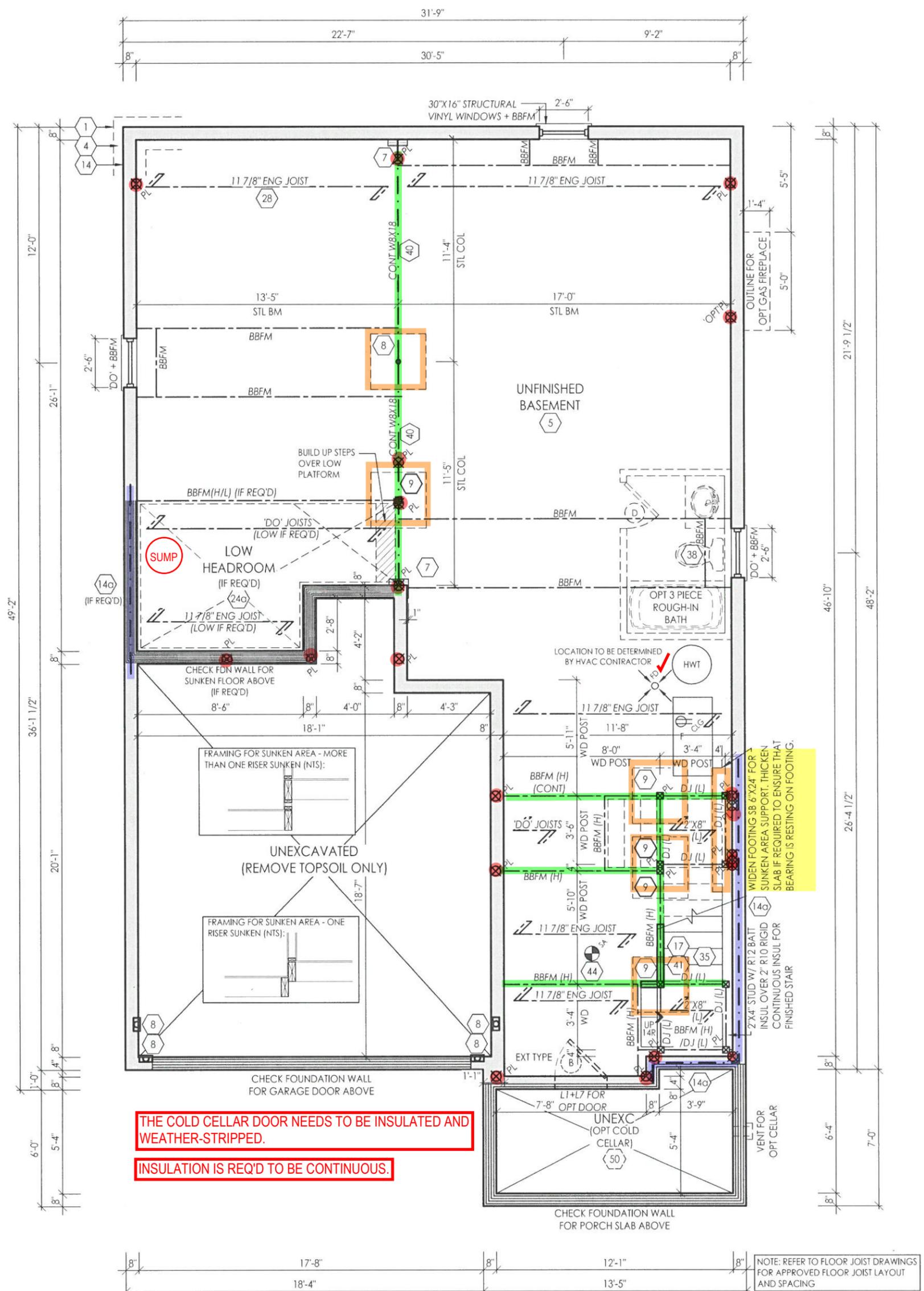




**A SEPARATE BUILDING PERMIT WILL BE REQUIRED TO FINISH THE BASEMENT.**



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

**INSULATION IS REQ'D TO BE CONTINUOUS.**

**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.**

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: REFER TO FLOOR JOIST DRAWINGS FOR APPROVED FLOOR JOIST LAYOUT AND SPACING

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:

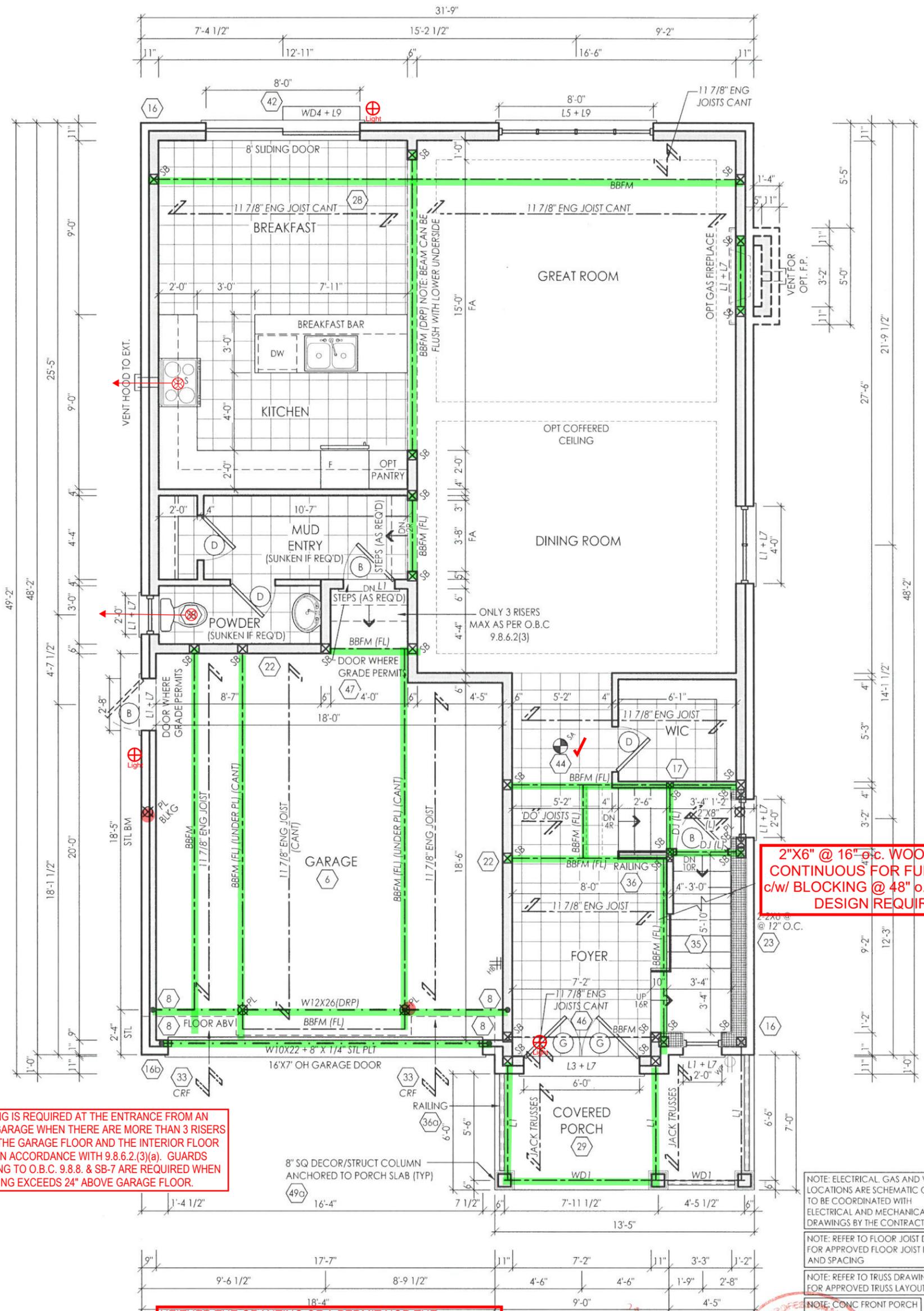
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project	Legacy				marketing name				
#	revisions	date	dwn	chk	#	revisions	date	dwn	chk
1	ISSUED FOR CLIENT REVIEW	23-FEB-18	KK	JM					
2	REVISED PER TRUSS COORDINATION	23-APR-18	LO	JM					
3	REVISED PER ENGINEER COMMENTS & ISSUED FOR PERMIT	20-JUL-18	WU	JM					
5	RE-ISSUE FOR PERMIT	18-OCT-19	ES	ES					

**PROFESSIONAL ENGINEER**  
**J. G. ALVAREZ**  
 100014328  
 OCT 22 2019

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 scale 3/16" = 1'0"  
 project # 17052  
 page **A1**

**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.**



**2\"/>**

**A LANDING IS REQUIRED AT THE ENTRANCE FROM AN ATTACHED GARAGE WHEN THERE ARE MORE THAN 3 RISERS BETWEEN THE GARAGE FLOOR AND THE INTERIOR FLOOR LEVELS IN ACCORDANCE WITH 9.8.6.2.(3)(a). GUARDS CONFORMING TO O.B.C. 9.8.8. & SB-7 ARE REQUIRED WHEN LANDING EXCEEDS 24\"/>**

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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: REFER TO TRUSS DRAWINGS FOR APPROVED TRUSS LAYOUT  
 NOTE: CONC FRONT PORCH POURED PRIOR TO BRICK

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: *[Signature]*  
 SIGNATURE:

client: Tice River Homes location: Ayr  
 project: Legacy marketing name:  
 model: 40-03  
 scale: 3/16" = 1'0" project #: 17052

#	revisions	date	dwn	chk	#	revisions	date	dwn	chk
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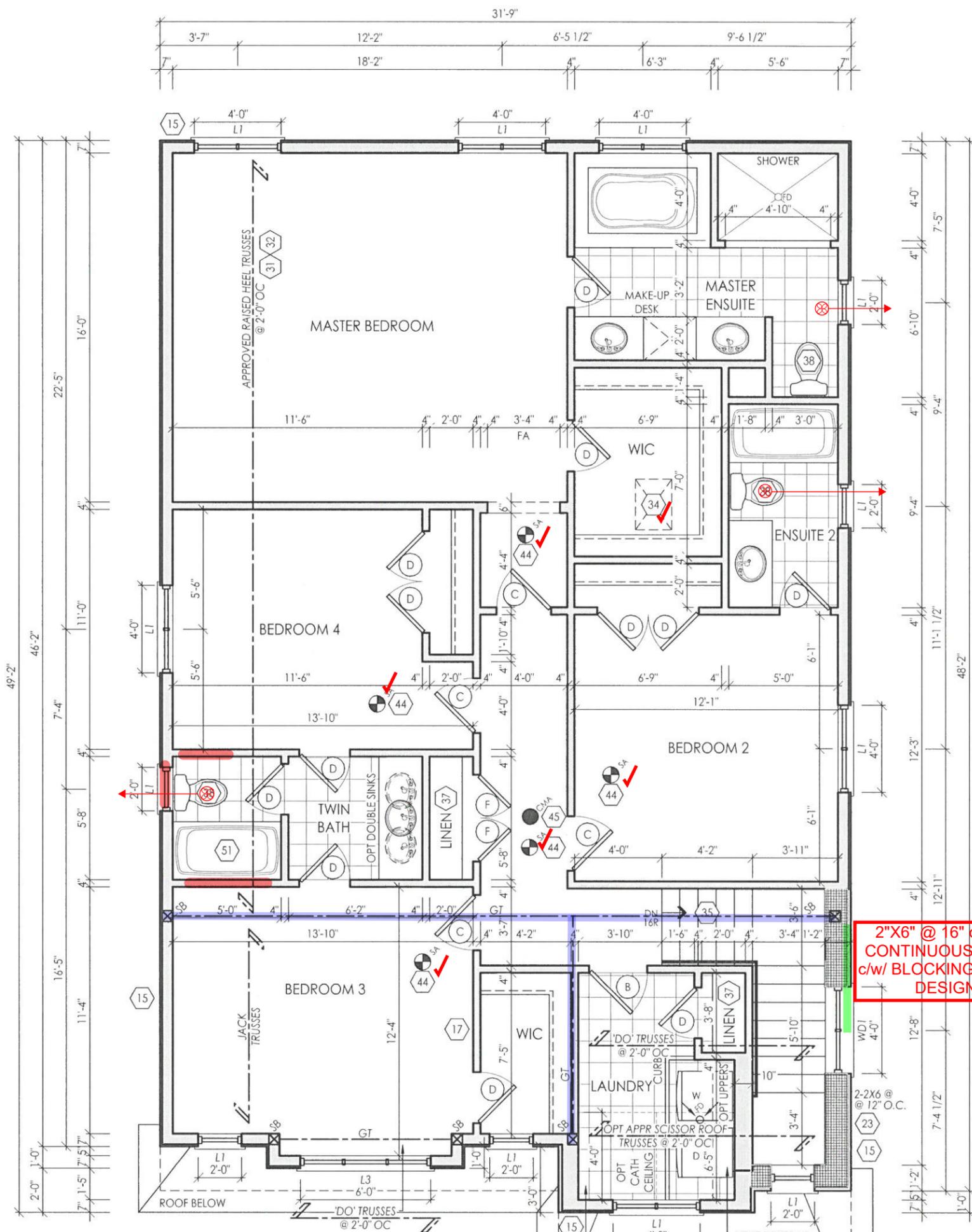
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page: **A2**

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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.**

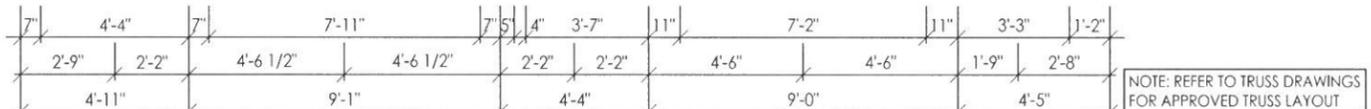


**2"X6" @ 16" o.c. WOOD STUDS CONTINUOUS FOR FULL HEIGHT c/w BLOCKING @ 48" o.c. or P.ENG DESIGN REQUIRED.**

**WINDOW SILL TO ME MINIMUM 2'-11" ABOVE STAIR/LANDING, OR BE PROTECTED BY A GUARD, OR BE DESIGNED TO WITHSTAND THE LOADS.**

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

**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**



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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				
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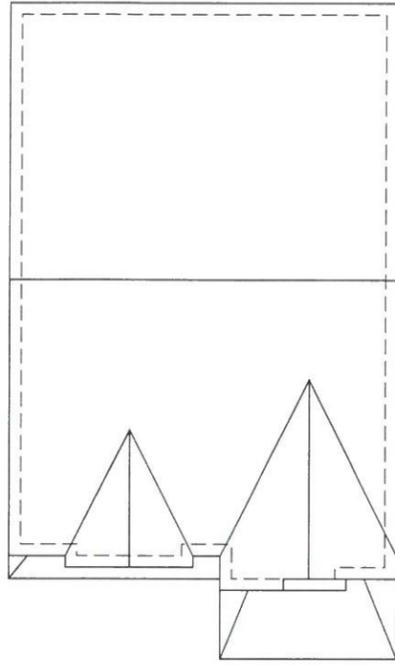
page **A3**

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# GROSS GLAZING AREA

TOTAL PERIPHERAL WALL AREA	3284.59 SF	305.14 m <sup>2</sup>
FRONT GLAZING AREA	87.06 SF	8.09 m <sup>2</sup>
LEFT SIDE GLAZING AREA	33.33 SF	3.10 m <sup>2</sup>
RIGHT SIDE GLAZING AREA	77.66 SF	7.21 m <sup>2</sup>
REAR GLAZING AREA	152.06 SF	14.13 m <sup>2</sup>
<hr/>		
TOTAL GLAZING AREA	350.11 SF	32.53 m <sup>2</sup>
TOTAL GLAZING PERCENTAGE	10.66 %	

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ROOF PLAN ELEV 'A'

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" 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)

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 HEADER W/ 6" VINYL SURROUNDS W/ 4" VINYL SILL (TYP)

U/S OF GARAGE & PORCH SOFFIT

BRICK SOLDIER COURSE HEADER W/ CENTER KEYSTONE (TYP)

FACE BRICK (TYP)  
TOP OF BAND  
4" PRECAST CONC BAND W/ BRICK SOLDIER COURSE BAND  
GROUND FLOOR

FIN GRADE

U/S OF FOOTING  
STEPPED FOOTING (TYP)



FRONT ELEVATION 'A'

PEAK HEIGHT OF ROOF (30'-8")

MID POINT OF ROOF (24'-5")

SHINGLE SHAKE VINYL SIDING (TYP)  
OPT CATHEDRAL CEILING BEYOND (7:12 SLOPE)  
2"+6" VINYL HEADER W/ CENTER KEYSTONE W/ 6" VINYL SURROUNDS W/ 4" VINYL SILL (TYP)  
TOP OF PLATE  
TOP OF TRANSOM  
TOP OF WINDOW  
VERTICAL BOARD & BATTEN VINYL SIDING (TYP)  
6" VINYL CORNER TRIM (TYP)

1'-0"  
6'-10"  
8'-1"

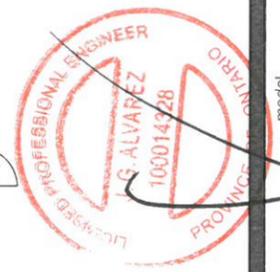
MTL FLASHING BEHIND (TYP)  
SECOND FLOOR

TOP OF WINDOW/TRANSOM  
TOP OF DOOR  
8" SQ DECOR/STRUCT COLUMN ANCHORED TO PORCH SLAB (TYP)  
4" PRECAST CONC SILL (TYP)  
36" HIGH PREFIN ALUM RAILING (TYP)  
TOP OF LANDING

1'-0"  
6'-10"  
10'-1"  
1'-3"  
0'-0"

FIN GRADE  
POURED CONC DOOR SILL  
POURED CONC PORCH SLAB  
2-36"x82" EXT. DOORS  
POURED CONC FDTN WALLS ON CONC STRIP FOOTING (TYP)  
TOP OF SLAB

8'-10"  
8'-10"



OCT 22 2019



model 40-03  
scale 3/16" = 10"  
page A7

project # 17052

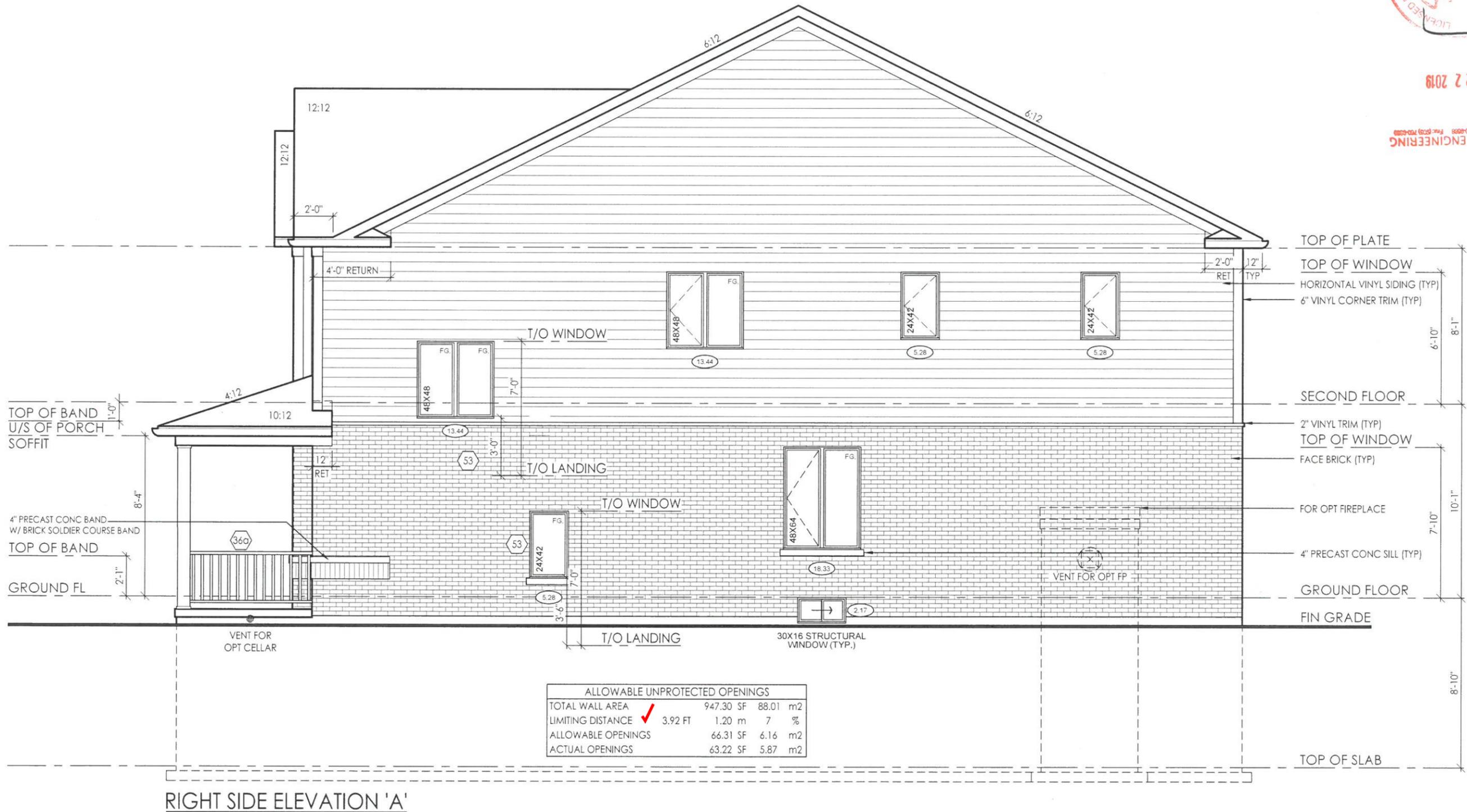
location Ayr  
client Tice River Homes  
project Legacy

#	revisions	date	dwg	chk	#	revisions	date	dwg	chk
1	ISSUED FOR CLIENT REVIEW	23-FEB-18	KK	JM					
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3	REVISED PER ENGINEER COMMENTS & ISSUED FOR PERMIT	30-JUL-18	WU	JM					
5	RESUBMIT FOR PERMIT	18-OCT-19	ES	ES					

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QUALIFIED DESIGNER BCIN: 47745  
FIRM BCIN: 26995  
DATE: *[Signature]*  
SIGNATURE:

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ALLOWABLE UNPROTECTED OPENINGS			
TOTAL WALL AREA	947.30 SF	88.01 m <sup>2</sup>	
LIMITING DISTANCE	3.92 FT	1.20 m	7 %
ALLOWABLE OPENINGS	66.31 SF	6.16 m <sup>2</sup>	
ACTUAL OPENINGS	63.22 SF	5.87 m <sup>2</sup>	

RIGHT SIDE ELEVATION 'A'



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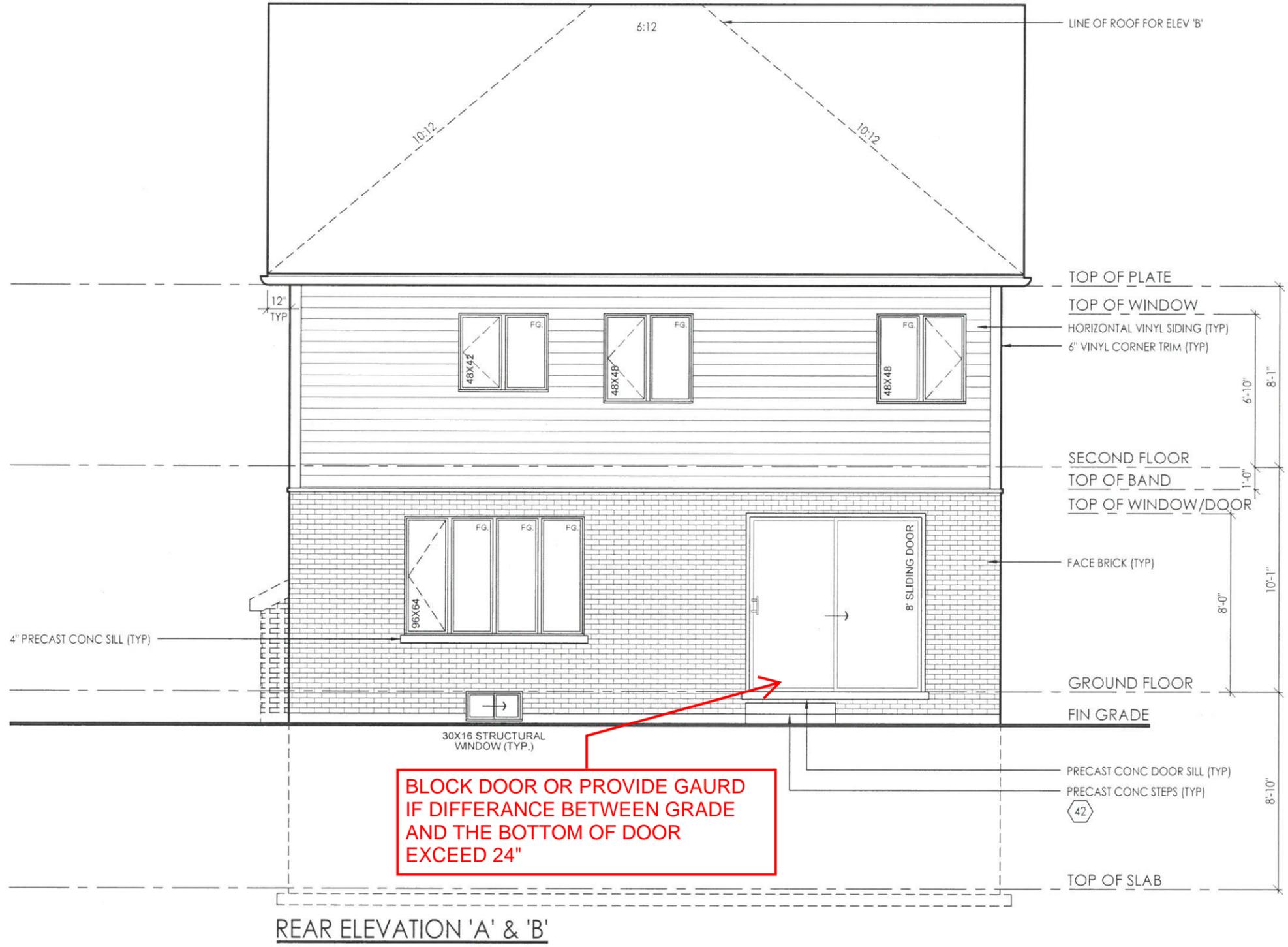
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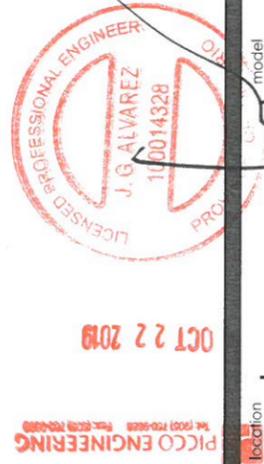
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client: Tice River Homes  
 project: Legacy  
 I, JORGE MORENO, DECLARE THAT I HAVE REVIEWED AND TAKEN DESIGN RESPONSIBILITY FOR THE DESIGN WORK ON BEHALF OF RN DESIGN LTD. UNDER DIVISION C, PART 3, SUBSECTION 3.2.4 OF THE BUILDING CODE. I AM QUALIFIED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

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



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client: Tice River Homes  
project: Legacy  
location: AYT  
marketing name: AYT

#	revisions	date	down	chk	#	revisions	date	down	chk
1	ISSUED FOR CLIENT REVIEW	20-FEB-18	KK	JM					
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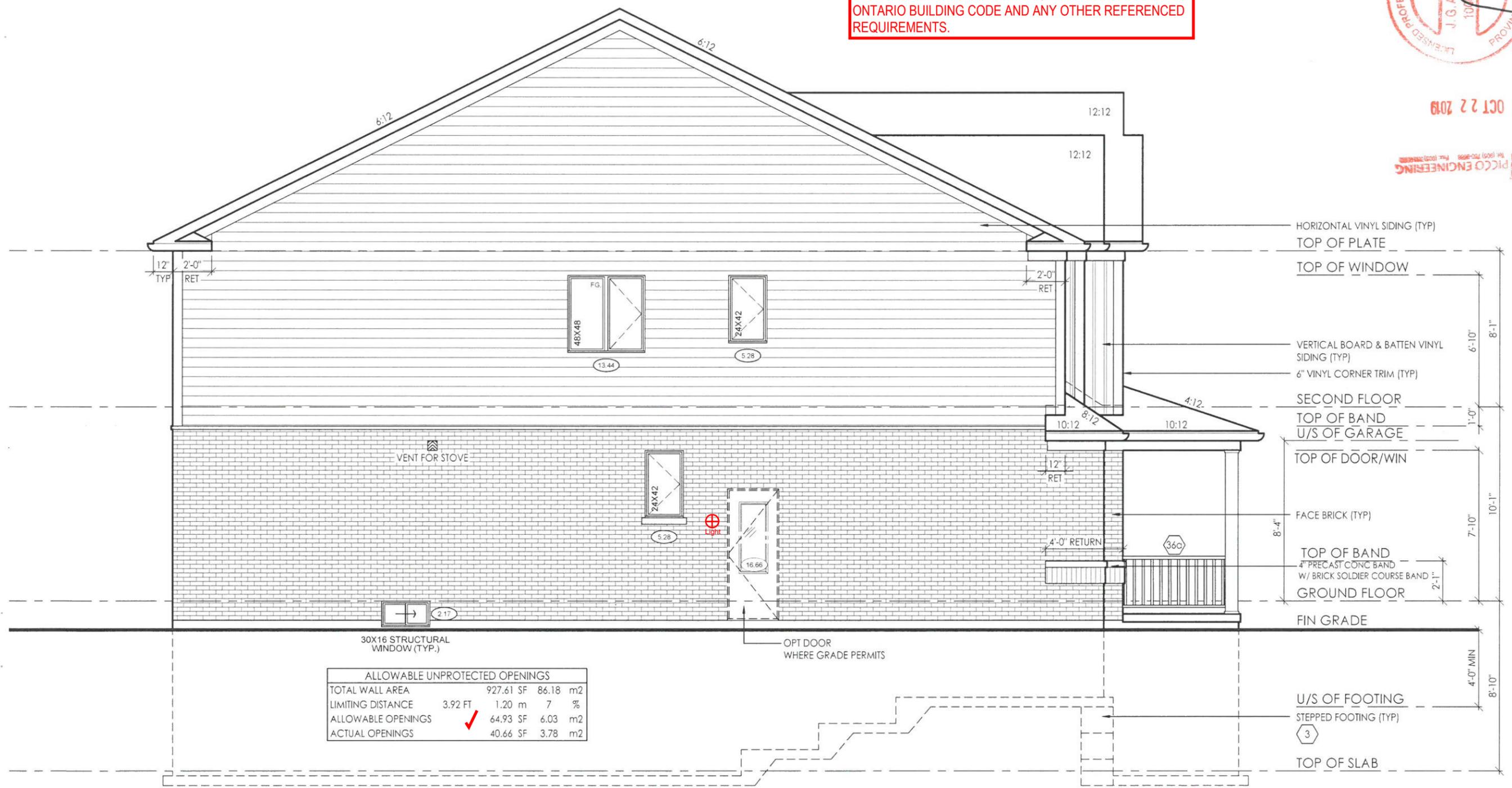
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QUALIFIED DESIGNER BCIN: 47245  
FIRM BCIN: 26995  
DATE: *J. J. J.*  
SIGNATURE: *J. J. J.*

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OCT 22 2019



ALLOWABLE UNPROTECTED OPENINGS			
TOTAL WALL AREA	927.61 SF	86.18	m2
LIMITING DISTANCE	3.92 FT	1.20 m	7 %
ALLOWABLE OPENINGS	64.93 SF	6.03	m2
ACTUAL OPENINGS	40.66 SF	3.78	m2

LEFT SIDE ELEVATION 'A'

location **AYT**  
 marking name

#	revisions	date		dwn		#
		date	date	chk	chk	
1	ISSUED FOR CLIENT REVIEW	23-FEB-18		AK	JM	
2	REVISED PER TRUSS COORDINATION	23-APR-18		LO	JM	
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client **Tice River Homes**  
 project **Legacy**

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QUALIFIED DESIGNER BCIN: 47245  
 FIRM BCIN: 26995  
 DATE: *J.M.*  
 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.
-ALL DIMENSIONS GIVEN FIRST IN IMPERIAL FOLLOWED BY METRIC.
-THERMAL RESISTANCE VALUES BASED ON ZONE 1

FOOTINGS / SLABS:

TYPICAL STRIP FOOTING:

- O.B.C. 9.15.3.
-BASED ON 16'-1"(4.9m) MAX. SUPPORTED JOIST LENGTH
-MIN. 2200psi (15MPa) CONCRETE AFTER 28 DAYS
-SHALL REST ON UNDISTURBED SOIL, ROCK OR COMPACTED GRANULAR FILL W/ MIN. 10.9psi (75kPa) BEARING CAPACITY
-FTG. TO HAVE CONTINUOUS KEY
-FTG. SIZES MAY BE REDUCED FOR SOILS W/ GREATER BEARING CAPACITY (AS PER SOILS ENGINEERING REPORT)
-REFER TO WORKING DRAWINGS FOR SPECIFIC SIZES THAT MAY SUPERSEDE NOTES #1 & #2 FOR FOOTING SIZES

1 TYPICAL STRIP FOOTING: (EXTERIOR WALLS)

- O.B.C. 9.15.3.5.
-FTG. TO EXTEND MIN. 4'-0" (1200mm) BELOW GRADE
BRICK VENEER -1 STOREY - 13" X 4" (330mm X 100mm)
-2 STOREY - 19" X 6" (485mm X 155mm)
-3 STOREY - 26" X 9" (660mm X 230mm)
SIDING- -1 STOREY - 10" X 4" (255mm X 100mm)
-2 STOREY - 14" X 4" (360mm X 100mm)
-3 STOREY - 18" X 5" (460mm X 130mm)

2 TYPICAL STRIP FOOTING: (INTERIOR BEARING WALLS)

- O.B.C. 9.15.3.6.
-1 STOREY MASONRY - 16" X 4" (410mm X 100mm)
-1 STOREY STUD - 12" X 4" (305mm X 100mm)
-2 STOREY MASONRY - 26" X 9" (650mm X 230mm)
-2 STOREY STUD - 18" X 5" (450mm X 130mm)
-3 STOREY MASONRY - 36" X 14" (900mm X 360mm)
-3 STOREY STUD - 24" X 8" (600mm X 200mm)

3 STEP FOOTING:

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

4 DRAINAGE TILE OR PIPE:

- O.B.C. 9.14.3.
-4" (100mm) MIN. DIA. LAID ON UNDISTURBED OR WELL COMPACTED SOIL W/ TOP OF TILE OR PIPE TO BE BELOW BOTTOM OF FLR. SLAB.
-COVER TOP & SIDES OF TILE OR PIPE W/ 5/8" (150mm) OF CRUSHED STONE OR OTHER COURSE CLEAN GRANULAR MATERIAL.
-TILE SHALL DRAIN TO A SEWER, DRAINAGE DITCH, OR DRY WELL.

5 BASEMENT SLAB:

- O.B.C. 9.13. & 9.16.
-3" (75mm) CONCRETE SLAB
-2200psi (15MPa) AFTER 28 DAYS - O.B.C. 9.16.4.5.
-DAMP PROOF BELOW SLAB W/ MIN. 0.006" (0.15mm) POLYETHYLENE OR TYPE 'S' ROLL ROOFING W/ 4" (100mm) LAPPED JOINTS.
-DAMP PROOFING MAY BE OMITTED IF CONCRETE HAS MIN. 3600psi (25MPa) COMPRESSIVE STRENGTH AFTER 28 DAYS
-4" (100mm) OF COURSE GRANULAR MATERIAL
-PROVIDE BOND BREAKING MATERIAL BETWEEN SLAB & FTG.
-WHERE SLAB IS REQUIRED TO BE WATERPROOFED IT SHALL CONFORM TO O.B.C. 9.13.3.
-FLOOR DRAIN PER O.B.C. 9.31.4.4.
-R10 (RSI 1.76) INSULATION AT PERIMETER OF SLAB WHERE GRADE IS WITHIN 23-1/2" (600mm) OF BASEMENT SLAB EDGE. INSULATION TO EXTEND TO NOT LESS THAN 23-1/2" (600mm) BELOW EXTERIOR GRADE LEVEL (OBC SB-12-3.1.1.7 (5))
-UNLESS IT CAN BE DEMONSTRATED THAT SOIL GAS DOES NOT CONSTITUTE A PROBLEM, SOIL GAS CONTROL SHALL CONFORM TO SUPPLEMENTARY STANDARD (O.B.C. SB-9)

5a SLAB ON GROUND:

- 3" (75mm) CONCRETE SLAB - O.B.C. 9.16.4.3.
-2200psi (15MPa) AFTER 28 DAYS - O.B.C. 9.16.4.5.
-DAMP PROOF BELOW SLAB W/ MIN. 0.006" (0.15mm) POLYETHYLENE OR TYPE 'S' ROLL ROOFING W/ 4" (100mm) LAPPED JOINTS.
-DAMP PROOFING MAY BE OMITTED IF CONCRETE HAS MIN. 3600psi (25MPa) COMPRESSIVE STRENGTH AFTER 28 DAYS
-R10 (RSI 1.76) INSULATION UNDER ENTIRE SLAB WHERE THE ENTIRE SLAB IS WITHIN 23-1/2" (600mm) OF GRADE. (OBC SB-12 3.1.1.7.(6))
-4" (100mm) OF COURSE GRANULAR MATERIAL
-PROVIDE BOND BREAKING MATERIAL BETWEEN SLAB & FTG.
-WHERE SLAB IS REQUIRED TO BE WATERPROOFED IT SHALL CONFORM TO O.B.C. 9.13.3.
-FLOOR DRAIN PER O.B.C. 9.31.4.4.
-UNLESS IT CAN BE DEMONSTRATED THAT SOIL GAS DOES NOT CONSTITUTE A PROBLEM, SOIL GAS CONTROL SHALL CONFORM TO SUPPLEMENTARY STANDARD (O.B.C. SB-9)

6 GARAGE SLAB / EXTERIOR SLAB:

- 4" (100mm) CONCRETE SLAB
-4650psi (32MPa) COMPRESSIVE STRENGTH AFTER 28 DAYS FOR UNREINFORCED CONC. & W/ 5-8% AIR ENTRAINMENT - O.B.C. 9.3.1.6.
-6" X 6" (W2.9 X W2.9) WIRE MESH LOCATED NEAR MID-DEPTH OF SLAB
-4" (100mm) OF COURSE GRANULAR MATERIAL
-ANY FILL PLACED UNDER SLAB, OTHER THAN COURSE CLEAN GRANULAR MATERIAL, SHALL BE COMPACTED.

7 PILASTERS:

- O.B.C. 9.15.5.3.
PILASTER
-CONCRETE NIB - 4" X 12" (100mm X 300mm)
-BLOCK NIB - 4" X 12" (100mm X 300mm) BONDED & TIED TO WALL AS PER O.B.C. 9.20.11.2. TOP 7/8" (200mm) SOLID.
OR
BEAM POCKET
-4" (100mm) INTO FDN. WALL W/ WIDTH TO MATCH BEAM SIZE.
-1/2" (13mm) SPACE AROUND WOOD BEAMS (O.B.C. 9.23.2.2.)
STRUCTURAL COLUMNS
-SIZES BASED ON COLUMN SUPPORTING BEAMS CARRYING LOADS FROM NOT MORE THAN 2 WOOD FRAME FLOORS, WHERE THE LENGTHS OF JOISTS CARRIED BY SUCH BEAMS DO NOT EXCEED 16'-1" (4.9m) AND THE LIVE LOAD ON ANY FLOOR DOES NOT EXCEED 50psf (2.4kPa).

8 STEEL PIPE COLUMN:

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

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) MIN. 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.
-WRAP COLUMN BASE W/ 6 MIL POLY
-COLUMN TO SIT DIRECTLY ON CONC PAD (NOT ON CONC SLAB)
-25"x25"x12" (640mm x 640mm x 300mm) CONC PAD (1 FLOOR SUPPORTED W/ 9'-10" COL SPACING)
-34"x34"x14" (860mm x 860mm x 360mm) CONC PAD (2 FLOORS SUPPORTED W/ 9'-10" COL SPACING)

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.
-FOR WALLS NOT EXCEEDING 9'-0" (2750mm) IN LATERALLY SUPPORTED HEIGHT.
-10" (250mm) SOLID 2200psi (15MPa) CONCRETE
-MAX. UNSUPPORTED HEIGHT OF 4'-7" (1400mm) & MAX. SUPPORTED HEIGHT OF 8'-6" (2600mm) MEASURED FROM GRADE TO FINISHED BASEMENT FLOOR.
-LATERAL SUPPORT PROVIDED BY ANCHORED SILL PLATE TO JOISTS.
-FOR CONDITIONS EXCEEDING THESE MAXIMUMS AN ALTERNATIVE IN CONFORMANCE TO O.B.C.- T.9.15.4.2.A SHALL BE USED OR IT SHALL BE DESIGNED UNDER O.B.C.- PART 4
-WALL SHALL EXTEND A MIN. 5/8" (150mm) ABOVE GRADE
-INSULATE W/ R20 (RSI 3.52) CONTINUOUS INSULATION FROM UNDERSIDE OF SUBFLOOR TO NOT MORE THAN 8" (200mm) ABOVE FINISHED FLOOR OF BASEMENT (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
-BACK FILL W/ NON-FROST SUSCEPTIBLE SOIL
REDUCTION OF THICKNESS:
O.B.C. 9.15.4.7.
-WHERE THE TOP OF THE FOUNDATION WALL IS REDUCED IN THICKNESS TO ALLOW MASONRY FINISH, THE MIN. REDUCED THICKNESS SHALL NOT BE LESS THAN 3-1/2" (90mm) THICK.
-IF FINISHING MATERIAL IS SPACED MAX. @ 7/8" (200mm) VERTICALLY O.C. & 2-1/2" (90mm) HORIZONTALLY, THE SPACE BETWEEN WALL AND FINISHING SOLID W/ MORTAR WHERE WALL IS REDUCED FOR JOISTS THE REDUCED THICKNESS SHALL BE MAX. 13-3/4" (350mm) HIGH & MIN. 3-1/2" (90mm) THICK
DAMP PROOFING & WATERPROOFING:
-DAMP PROOF THE EXTERIOR FACE OF WALL BELOW GRADE AS PER O.B.C. 9.13.2.
-WHERE INSULATION EXTENDS TO MORE THAN 2-1/2" (90mm) BELOW GRADE, A FDN. WALL DRAINAGE LAYER SHALL BE PROVIDED IN CONFORMANCE TO O.B.C. 9.14.2.1.(2) (3) (4)
-FINISHED BASEMENTS SHALL HAVE INTERIOR DAMPPROOFING EXTENDING FROM SLAB TO GRADE LEVEL & SHALL CONFORM TO O.B.C. 9.13.2.6.(2)(b)
-WHERE HYDROSTATIC PRESSURE OCCURS, FDN. WALLS SHALL BE WATERPROOFED AS PER O.B.C. 9.13.3.
-WALLS THAT ARE WATERPROOFED DO NOT REQUIRE DAMPPROOFING.

- FOUNDATION WALLS @ UNSUPPORTED OPENINGS:
-2-20M BARS IN TOP PORTION OF WALL (UP TO 8'-0" OPENING)
-3-20M BARS IN TOP PORTION OF WALL (8'-0" TO 10'-0" OPENING)
-4-20M BARS IN TOP PORTION OF WALL (10'-0" TO 15'-0" OPENING)
-BARS STACKED VERTICALLY AT INTERIOR FACE APPROX 4" TO 6" APART.
-BARS TO HAVE MIN. 2" (50mm) CONCRETE COVER
-BARS TO EXTEND 2'-0" (600mm) BEYOND BOTH SIDES OF OPENING.
FRAME WALL CONSTRUCTION:
O.B.C. 9.23.
-SIDING OR STUCCO AS PER ELEVATIONS, MIN. 7/8" (200mm) FROM FINISHED GRADE (O.B.C. 9.28.1.4. & 9.27.)
-WALL SHEATHING MEMBRANE AS PER O.B.C. 9.27.3.2.
-1/4" (6mm) PLYWOOD (EXTERIOR TYPE) OR EQUIVALENT AS PER O.B.C. 9.23.16.
-2" X 6" (38mm X 140mm) WOOD STUDS @ 16" (400mm) O.C.
-MIN. R22 (RSI 3.87) INSULATION (ZONE 1, OBC SB-12 T.3.1.1.2.A.)
-CONTINUOUS AIR/VAPOUR BARRIER IN CONFORMANCE W/ O.B.C. 9.25.3. & 9.25.4.
-1/2" (12.7mm) GYPSUM BOARD
NOTE - SUPPORT FOR 3 FLOORS ABOVE - O.B.C. T.9.23.10.1. =
-FOR 3 FLOORS SUPPORTED ABOVE, 2" X 6" (38mm X 140mm) STUDS ARE REQUIRED TO BE SPACED @ 12" (300mm) O.C.
REQ. FOR FIRE RATING (LESS THAN 4'-0" LIMITING DISTANCE):
O.B.C. SB-3 WALL = EW1b (STC = N/A, FIRE = 45 MIN)
FOR 45 MINUTE FIRE RATED WALL REQUIREMENTS SUBSTITUTE THE FOLLOWING MATERIALS:
-REPLACE R22 (RSI 3.87) INSULATION WITH R22 (RSI 3.87) ABSORPTIVE INSULATING MATERIAL WITH A MASS OF AT LEAST 4.8 kg/ sq.m.
-REPLACE 1/2" (12.7mm) INTERIOR GYPSUM BOARD WITH 1/2" (12.7mm) TYPE 'X' GYPSUM BOARD.
REQ. FOR FIRE RATING (LESS THAN 2'-0" LIMITING DISTANCE):
-REFER TO REQUIREMENTS FOR LESS THAN 4'-0" LIMITING DISTANCE AND ADD/REPLACE THE FOLLOWING:
-NON-COMBUSTIBLE SIDING OR STUCCO AS PER ELEVATIONS (REFER TO MANUFACTURER'S SPECIFICATIONS).
OR
-VINYL SIDING IS PERMITTED PER O.B.C. 9.10.15.5.(3). OVER 1/2" (12.7mm) GYPSUM EXTERIOR SHEATHING WHICH REPLACES EXTERIOR PLYWOOD OR EQUIV.

14c FOUNDATION WALLS @ UNSUPPORTED OPENINGS:

- 2-20M BARS IN TOP PORTION OF WALL (UP TO 8'-0" OPENING)
-3-20M BARS IN TOP PORTION OF WALL (8'-0" TO 10'-0" OPENING)
-4-20M BARS IN TOP PORTION OF WALL (10'-0" TO 15'-0" OPENING)
-BARS STACKED VERTICALLY AT INTERIOR FACE APPROX 4" TO 6" APART.
-BARS TO HAVE MIN. 2" (50mm) CONCRETE COVER
-BARS TO EXTEND 2'-0" (600mm) BEYOND BOTH SIDES OF OPENING.

15 FRAME WALL CONSTRUCTION:

- O.B.C. 9.23.
-SIDING OR STUCCO AS PER ELEVATIONS, MIN. 7/8" (200mm) FROM FINISHED GRADE (O.B.C. 9.28.1.4. & 9.27.)
-WALL SHEATHING MEMBRANE AS PER O.B.C. 9.27.3.2.
-1/4" (6mm) PLYWOOD (EXTERIOR TYPE) OR EQUIVALENT AS PER O.B.C. 9.23.16.
-2" X 6" (38mm X 140mm) WOOD STUDS @ 16" (400mm) O.C.
-MIN. R22 (RSI 3.87) INSULATION (ZONE 1, OBC SB-12 T.3.1.1.2.A.)
-CONTINUOUS AIR/VAPOUR BARRIER IN CONFORMANCE W/ O.B.C. 9.25.3. & 9.25.4.
-1/2" (12.7mm) GYPSUM BOARD
NOTE - SUPPORT FOR 3 FLOORS ABOVE - O.B.C. T.9.23.10.1. =
-FOR 3 FLOORS SUPPORTED ABOVE, 2" X 6" (38mm X 140mm) STUDS ARE REQUIRED TO BE SPACED @ 12" (300mm) O.C.

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

- O.B.C. SB-3 WALL = EW1b (STC = N/A, FIRE = 45 MIN)
FOR 45 MINUTE FIRE RATED WALL REQUIREMENTS SUBSTITUTE THE FOLLOWING MATERIALS:
-REPLACE R22 (RSI 3.87) INSULATION WITH R22 (RSI 3.87) ABSORPTIVE INSULATING MATERIAL WITH A MASS OF AT LEAST 4.8 kg/ sq.m.
-REPLACE 1/2" (12.7mm) INTERIOR GYPSUM BOARD WITH 1/2" (12.7mm) TYPE 'X' GYPSUM BOARD.
REQ. FOR FIRE RATING (LESS THAN 2'-0" LIMITING DISTANCE):
-REFER TO REQUIREMENTS FOR LESS THAN 4'-0" LIMITING DISTANCE AND ADD/REPLACE THE FOLLOWING:
-NON-COMBUSTIBLE SIDING OR STUCCO AS PER ELEVATIONS (REFER TO MANUFACTURER'S SPECIFICATIONS).
OR
-VINYL SIDING IS PERMITTED PER O.B.C. 9.10.15.5.(3). OVER 1/2" (12.7mm) GYPSUM EXTERIOR SHEATHING WHICH REPLACES EXTERIOR PLYWOOD OR EQUIV.

15b FRAME WALL CONSTRUCTION @ GARAGE:

- O.B.C. 9.23.
-SIDING OR STUCCO AS PER ELEVATIONS, MIN. 7/8" (200mm) FROM FINISHED GRADE (O.B.C. 9.28.1.4. & 9.27.)
-WALL SHEATHING MEMBRANE AS PER O.B.C. 9.27.3.2.
-1/4" (6mm) PLYWOOD (EXTERIOR TYPE) OR EQUIVALENT AS PER O.B.C. 9.23.16.
-2" X 4" (38mm X 89mm) WOOD STUDS @ 16" (400mm) O.C.
-1/2" (12.7mm) GYPSUM BOARD
NOTE - SUPPORT FOR 2 + 3 FLOORS ABOVE - O.B.C. T.9.23.10.1. =
-FOR 2 FLOORS SUPPORTED ABOVE, 2" X 4" (38mm X 89mm) STUDS ARE REQUIRED TO BE SPACED @ 12" (300mm) O.C.
-FOR 3 FLOORS SUPPORTED ABOVE, 2" X 6" (38mm X 140mm) STUDS ARE REQUIRED TO BE SPACED @ 12" (300mm) O.C.
REQ. FOR FIRE RATING (LESS THAN 4'-0" LIMITING DISTANCE):
O.B.C. SB-3 WALL = EW1b (STC = N/A, FIRE = 45 MIN)
FOR 45 MINUTE FIRE RATED WALL REQUIREMENTS SUBSTITUTE AND/OR ADD THE FOLLOWING MATERIALS:
-ADD ABSORPTIVE MATERIAL WITH A MASS OF AT LEAST 2.8 kg/ sq.m.
-REPLACE 1/2" (12.7mm) GYPSUM BD. W/ 1/2" (12.7mm) TYPE 'X' GYPSUM BD.
REQ. FOR FIRE RATING (LESS THAN 2'-0" LIMITING DISTANCE):
-REFER TO REQUIREMENTS FOR LESS THAN 4'-0" LIMITING DISTANCE AND ADD/REPLACE THE FOLLOWING:
-NON-COMBUSTIBLE SIDING OR STUCCO AS PER ELEVATIONS (REFER TO MANUFACTURER'S SPECIFICATIONS).
OR
-VINYL SIDING IS PERMITTED PER O.B.C. 9.10.15.5.(3). OVER SHEATHING PAPER OVER 1/2" (12.7mm) GYPSUM EXTERIOR SHEATHING WHICH REPLACES EXTERIOR PLYWOOD OR EQUIV.

16 BRICK VENEER CONSTRUCTION:

- O.B.C. 9.23.
-3-1/2" (90mm) FACE BRICK OR 4" (100mm) STONE @ 36'-1" (11m) MAX. HEIGHT
-MIN. 0.03" (0.76mm) THICK, 7/8" (22mm) WIDE CORROSION RESISTANT STRAPS @ MAX. 15 3/4" (400mm) O.C. HORIZONTAL & 23 5/8" (600mm) O.C. VERTICAL SPACING
-PROVIDE WEEP HOLES @ 2'-7" (800mm) O.C. @ BTM. COURSE & OVER OPENINGS
-BASE FLASHING UP TO 5/8" (150mm) BEHIND WALL SHEATHING MEMBRANE (O.B.C. 9.20.13.6.(2) )
-BRICK OR STONE SILLS UNDER OPENINGS, FLASHING UNDER
-1" (25mm) AIR SPACE
-WALL SHEATHING MEMBRANE AS PER O.B.C. 9.27.3.2.
-1/4" (6mm) PLYWOOD (EXTERIOR TYPE) OR EQUIVALENT AS PER O.B.C. 9.23.16
-2" X 6" (38mm X 140mm) WOOD STUDS @ 16" (400mm) O.C.
-MIN. R22 (RSI 3.87) INSULATION (ZONE 1, OBC SB-12 T.3.1.1.2.A.)
-CONTINUOUS AIR/VAPOUR BARRIER IN CONFORMANCE W/ O.B.C.- 9.25.3. & 9.25.4.
-1/2" (12.7mm) GYPSUM BOARD
NOTE - SUPPORT FOR 3 FLOORS ABOVE - O.B.C. T.9.23.10.1. =
-FOR 3 FLOORS SUPPORTED ABOVE, 2" X 6" (38mm X 140mm) STUDS ARE REQUIRED TO BE SPACED @ 12" (300mm) O.C.

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

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

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
-PROVIDE WEEP HOLES @ 2'-7" (800mm) O.C. @ BTM. COURSE & OVER OPENINGS
-BASE FLASHING UP TO 5/8" (150mm) BEHIND WALL SHEATHING MEMBRANE (O.B.C. 9.20.13.6.(2) )
-BRICK OR STONE SILLS UNDER OPENINGS, FLASHING UNDER
-1" (25mm) AIR SPACE
-WALL SHEATHING MEMBRANE AS PER O.B.C. 9.27.3.2.
-1/4" (6mm) PLYWOOD (EXTERIOR TYPE) OR EQUIVALENT AS PER O.B.C. 9.23.16
-2" X 4" (38mm X 89mm) WOOD STUDS @ 16" (400mm) O.C.
-1/2" (12.7mm) GYPSUM BOARD
NOTE - SUPPORT FOR 2 + 3 FLOORS ABOVE - O.B.C. T.9.23.10.1. =
-FOR 2 FLOORS SUPPORTED ABOVE, 2" X 4" (38mm X 89mm) STUDS ARE REQUIRED TO BE SPACED @ 12" (300mm) O.C.
-FOR 3 FLOORS SUPPORTED ABOVE, 2" X 6" (38mm X 140mm) STUDS ARE REQUIRED TO BE SPACED @ 12" (300mm) O.C.

REQ. FOR FIRE RATING (LESS THAN 4'-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.
-REPLACE 1/2" (12.7mm) GYPSUM BD. W/ 1/2" (12.7mm) TYPE 'X' GYPSUM BD.

17 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
-1/2" (12.7mm) GYPSUM BOARD BOTH SIDES.

18 BEARING STUD WALL (BASEMENT):

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

22 GARAGE WALL & CEILING:

- O.B.C. 9.10.9.16.(3)
-1/2" (12.7mm) GYPSUM BOARD ON BOTH SIDES OF WALL & U/S OF CEILING BETWEEN HOUSE AND GARAGE
-TAPE AND SEAL ALL JOINTS GAS TIGHT
-R22 (RSI 3.87) INSULATION IN WALLS.
-R31 (RSI 5.41) INSULATION IN CEILINGS W/ FLOOR ABOVE
-CONTINUOUS AIR/VAPOUR BARRIER IN CONFORMANCE W/ O.B.C.- 9.25.3. & 9.25.4. FOR FLOOR ABOVE.
-INSULATION AROUND DUCTS AND PIPING NOT TO ENCR OACH MIN. REQUIRED GARAGE AREA (REFER TO MUNICIPAL STANDARDS).
-1/2" (12.7mm) GYPSUM BOARD
-ROOF FRAMING MEMBERS ARE FASTENED TO TOP PLATES WITH 4 - 3/16" (82mm) TOE NAILS
-BOTTOM PLATES ARE FASTENED TO FLOOR JOISTS, BLOCKING OR RIM JOIST WITH 3/16" (82mm) NAILS AT 7/8" (200mm) O.C.

22c WALLS ADJACENT TO ATTIC SPACE:

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

23 DOUBLE VOLUME WALLS:

- O.B.C. 9.23.10.1.
-3/8" (9.5mm) PLYWOOD, OSB OR WATERBOARD SHEATHING
-REFER TO PLAN FOR STUD SPECIFICATION
-STUDS FASTENED AT TOP & BOTTOM WITH 3/ 3-1/4" (82mm) TOE NAILS
-DOUBLE TOP PLATES FASTENED TOGETHER WITH 3" (76mm) AT 7/8" (200mm) O.C.
-SOLID BRIDGING AT 3'-11" (1200mm) O.C.
-MIN. R22 (RSI 3.87) INSULATION (ZONE 1 OBC SB-12 T.3.1.1.2.A.)
-CONTINUOUS AIR/VAPOUR BARRIER IN CONFORMANCE WITH O.B.C. 9.25.3. & 9.25.9.

24 EXPOSED FLOOR:

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

24c 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 GRADING NOR THE FOUNDATION REQUIREMENTS APPROVAL OF THE ONTARIO BUILDING DEPARTMENT CAN BE USED TO RELIEVE THE OWNER FROM REQUIREMENTS OF THE ONTARIO BUILDING CODE OR OTHER REFERENCED REQUIREMENTS.

PICCO ENGINEERING INC. (416) 763-8888 Fax: (416) 763-8889

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
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
location Ayer
project Legacy
marketing name

Table with 7 columns: #, revisions, date, dwn, chk, #, revisions. Contains 5 rows of revision data.

RN design
Imagine • Inspire • Create

model 40-03
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.

**25c 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  
 -EAVESTROUGH ON PREFINISHED FASCIA AND VENTED SOFFIT (VINYL OR  
 ALUMINIUM)  
 -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 255mm) @ 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

**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)  
 (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

**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)  
 (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 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" DIA. 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.  
 -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" 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  
 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 OF 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-12.1.3.1.1.2.A.)  
 -ALTERNATE INSULATION METHOD: 2" (51mm) R10 (RSI 1.76) RIGID INSULATION  
 W/ 2" X 4" (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) & 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)

NEITHER THE GRADING OF A PERMIT NOR THE  
 APPROVAL OF THESE DRAWINGS BY THE ENGINEER  
 MADE BY THE SIGNATURE OF THE ENGINEER  
 RELIEVE THE OWNER FROM REQUIREMENTS OF THE  
 ONTARIO BUILDING CODE AND ANY OTHER REFERENCED  
 REQUIREMENTS.



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**

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			location	Ayr				
project	Legacy			marking 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-ISSUE FOR PERMIT	18-Oct-19	ES	ES					

**RN design**  
 Imagine • Inspire • Create

Model: 40-03  
 scale: 3/16" = 1'0"  
 project #: 17052

page: \_\_\_\_\_

D2

**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.

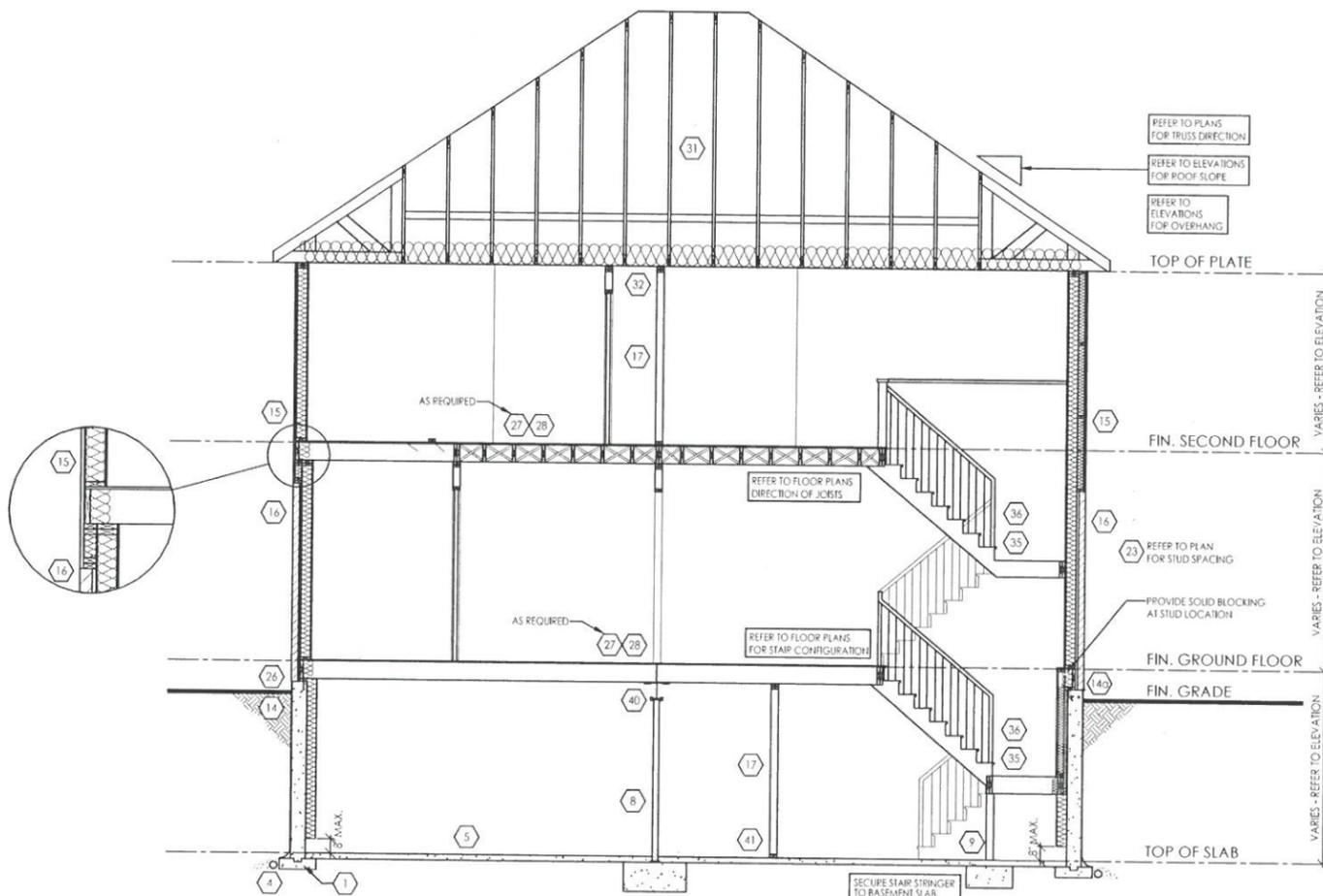
**WINDOWS:**

- 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.

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** (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

- 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
  - 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 1/1 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
- 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 (40)
- 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 (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]*

SIGNATURE: \_\_\_\_\_

client: Tice River Homes location: Ayr

project: Legacy 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-ISSUE FOR PERMIT	18-OCT-19	ES	ES					

model: 40-03  
scale: 3/16" = 1'0" project #: 17052

page: **D3**

RN design  
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