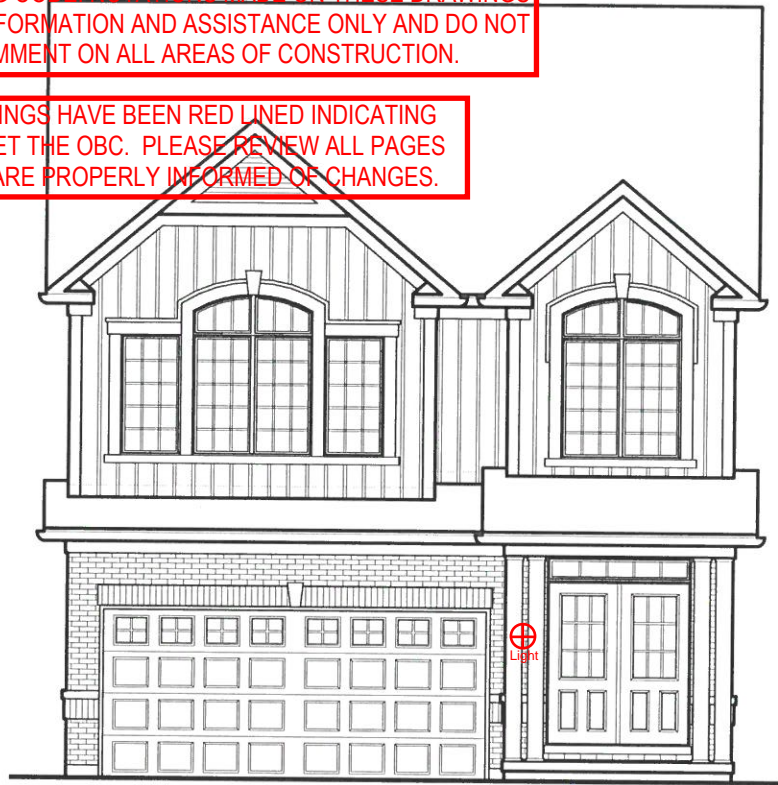


IT IS THE CONTRACTOR'S RESPONSIBILITY TO ENSURE THAT ALL CONSTRUCTION CONFORMS TO THE REQUIREMENTS OF THE ONTARIO BUILDING CODE. NOTATIONS MADE ON THESE DRAWINGS ARE FOR YOUR INFORMATION AND ASSISTANCE ONLY AND DO NOT NECESSARILY COMMENT ON ALL AREAS OF CONSTRUCTION.

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

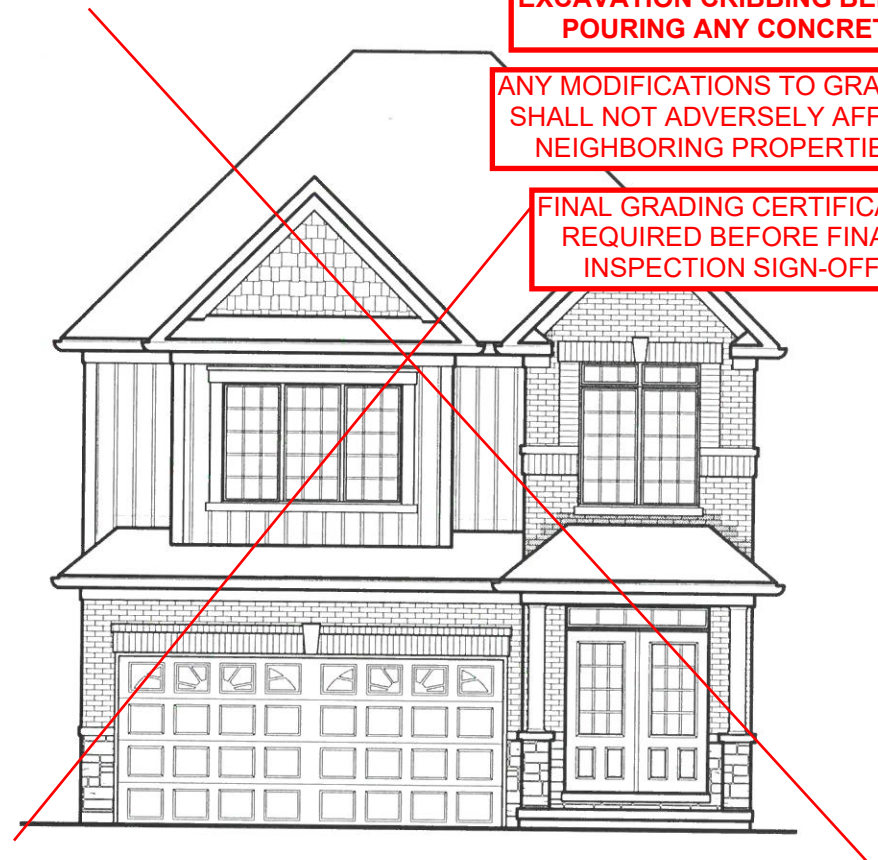


FRONT ELEVATION 'A'

CALL FOR INSPECTION OF EXCAVATION CRIBBING BEFORE POURING ANY CONCRETE

ANY MODIFICATIONS TO GRADING SHALL NOT ADVERSELY AFFECT NEIGHBORING PROPERTIES.

FINAL GRADING CERTIFICATE REQUIRED BEFORE FINAL INSPECTION SIGN-OFF



FRONT ELEVATION 'B'

INSPECTIONS ARE REQUIRED TO BE EMAILED IN TO BUILDING@NORTHDUMFRIES.CA 24 HOURS IN ADVANCE OF THE REQUIRED INSPECTION.

Drawing List:


- A0 TITLE SHEET
- A1 BASEMENT PLAN ELEV. 'A' & 'B'
- A2 GROUND FLOOR ELEV. 'A'
- A3 SECOND FLOOR ELEV. 'A'
- A4 PARTIAL ALT. KITCHEN LAYOUT
- 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'
- A10 LEFT SIDE ELEVATION 'A'
- A11 FRONT ELEVATION 'B'
ROOF PLAN ELEV 'B'
- A12 RIGHT SIDE ELEVATION 'B'
- A13 LEFT SIDE ELEVATION 'B'
- D1 CONSTRUCTION NOTES
- D2 CONSTRUCTION NOTES
- D3 CONSTRUCTION NOTES

Areas:

	ELEVATION 'A'		ELEVATION 'B'	
	SF	SM	SF	SM
GROUND FLOOR	1011.2	93.9	1011.2	93.9
SECOND FLOOR	1378.6	128.1	1375.0	127.7
SECOND FLOOR OTB	(18.8)	(1.7)	(18.8)	(1.7)
TOTAL AREA	2371.0	220.3	2367.4	219.9
COVERAGE INC PORCH	1457.0	135.4	1457.0	135.4
COVERAGE NOT INC PORCH	1400.0	130.1	1400.0	130.1

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

Tice River Homes Legacy



**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 12/17/2020
REVIEWED BY DATE

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

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

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

SIGNATURE: _____

client	Tice River Homes				location	Ayr			
project	Legacy				marketing name				
#	revisions	date	dwn	chk	#	revisions	date	dwn	chk
1	ISSUED FOR CLIENT REVIEW	23-FEB-18	BU	JM	5	RE-ISSUED FOR PERMIT	18-Oct-19	ES	ES
2	REVISED PER TRUSS COORDINATION	23-APR-18	LO	JM					
3	REVISED PER ENGINEER COMMENTS & ISSUED FOR PERMIT	20-JUL-18	WU	JM					
4	MADE PARTIAL PLANS INTO FULL PLANS AS PER CITY COMMENTS	4-Oct-19	KC	ES					

CO ENGINEERING
225-781-6888 Fax: (855) 900-8888

22 11



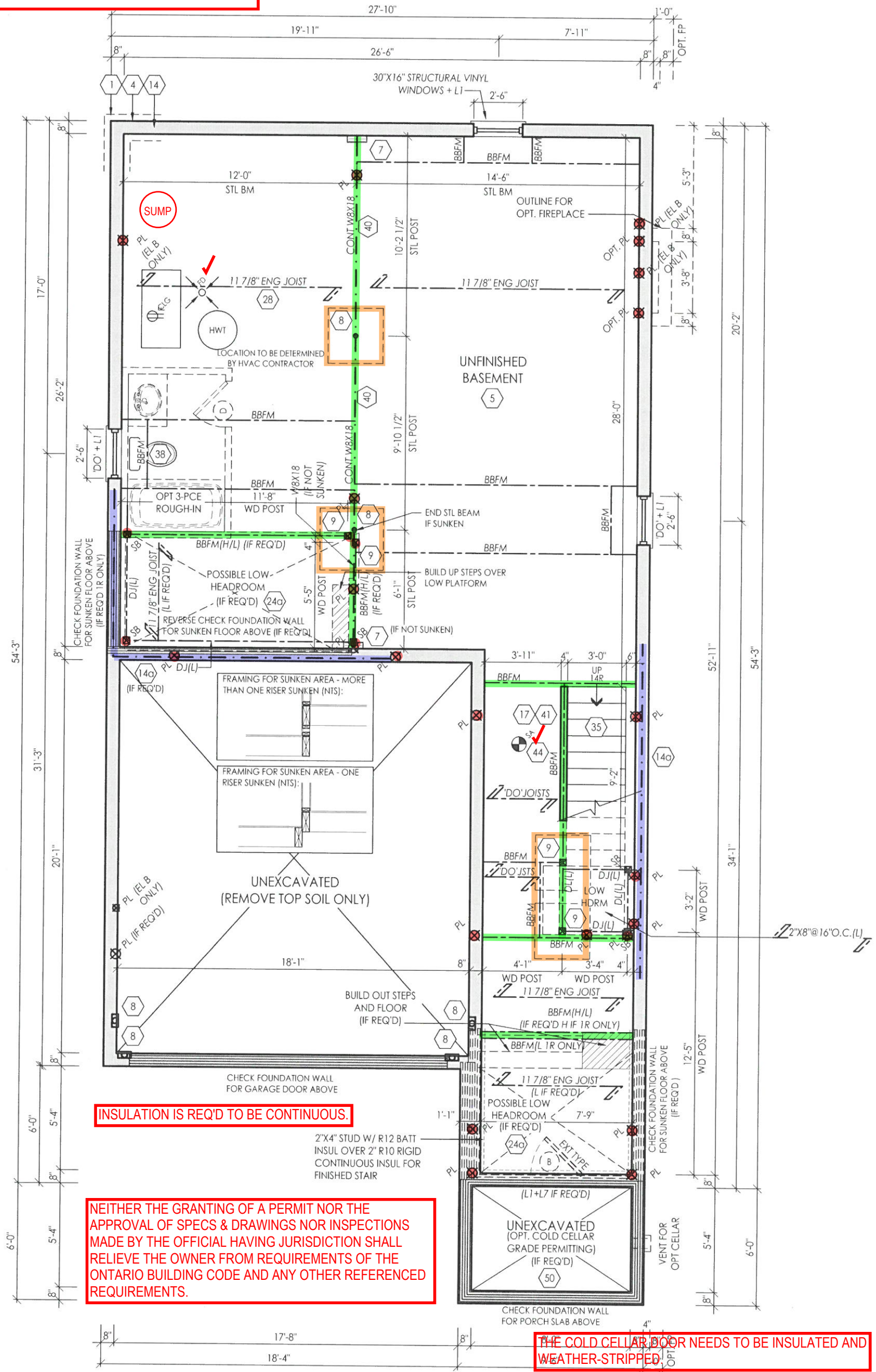
RN design
Imagine • Inspire • Create

model: 36-03
scale: 3/16" = 1'0"
project #: 17052

page _____

A0

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



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 COLD CELLAR DOOR NEEDS TO BE INSULATED AND WEATHER-STRIPPED

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

BASEMENT PLAN ELEV. 'A' & 'B'

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.M.*

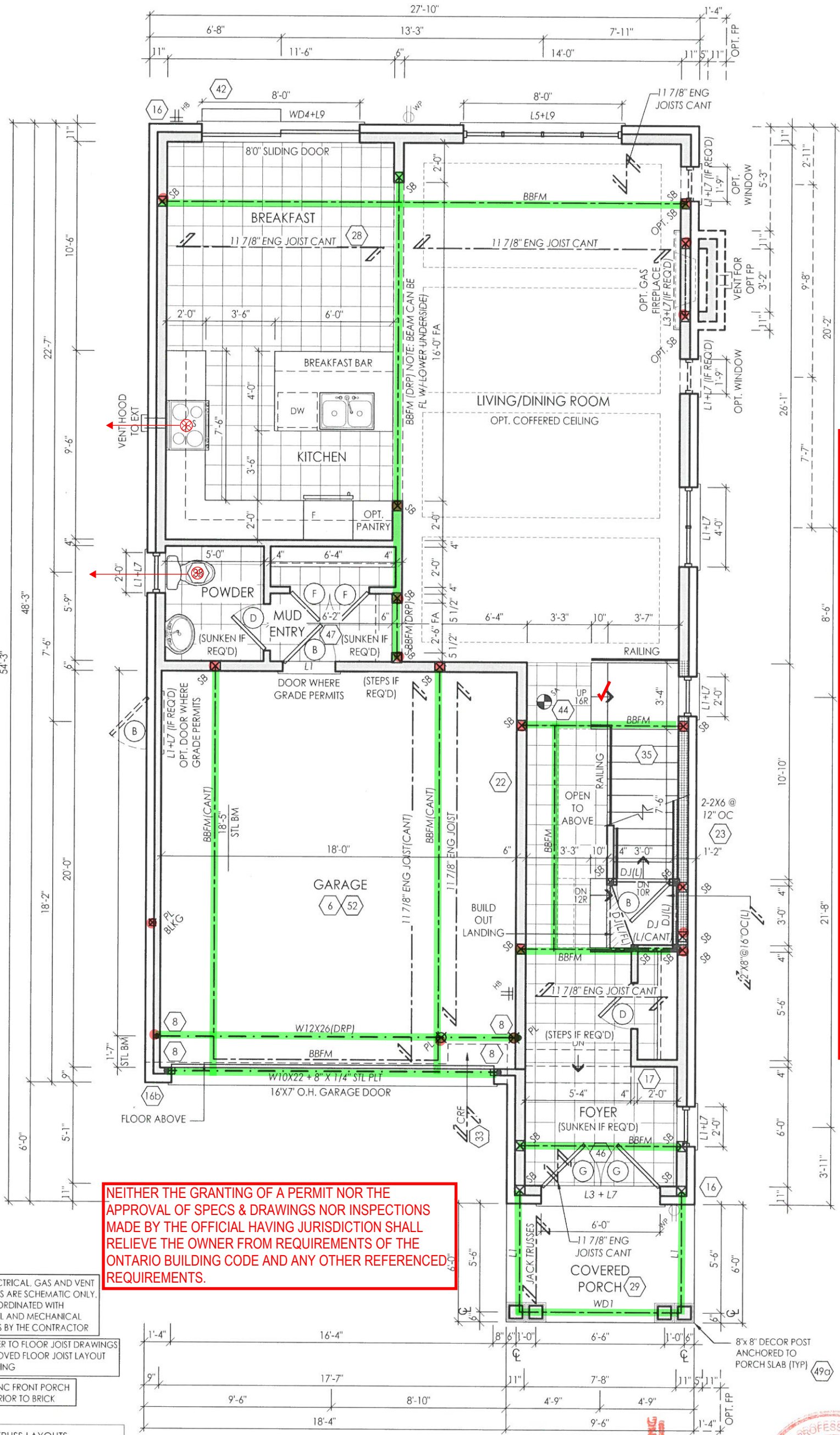
SIGNATURE: _____

client	Tice River Homes	location	Ayr						
project	Legacy	marketing name							
#	revisions	date	dwn	chk	#	revisions	date	dwn	chk
1	ISSUED FOR CLIENT REVIEW	23-FEB-18	BU	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-ISSUED FOR PERMIT	18-Oct-19	ES	ES					

model: 36-03
scale: 3/16" = 1'0"
project #: 17052

page: **A1**

RN design
Imagine • Inspire • Create



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.

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.

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

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

GROUND FLOOR ELEV. 'A'

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: *Jorge Moreno* 47245
 FIRM BCIN: 26995
 DATE:

SIGNATURE:

client	Tice River Homes				location	Ayr			
project	Legacy				marketing name	RN design Imagine • Inspire • Create			
#	revisions	date	dwn	chk	#	revisions	date	dwn	chk
1	ISSUED FOR CLIENT REVIEW	23-FEB-18	BU	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-ISSUED FOR PERMIT	18-OCT-19	ES	ES					

PICO ENGINEERING
 220 PRO-ROAD, FERRIS, ONTARIO
 905-771-7018

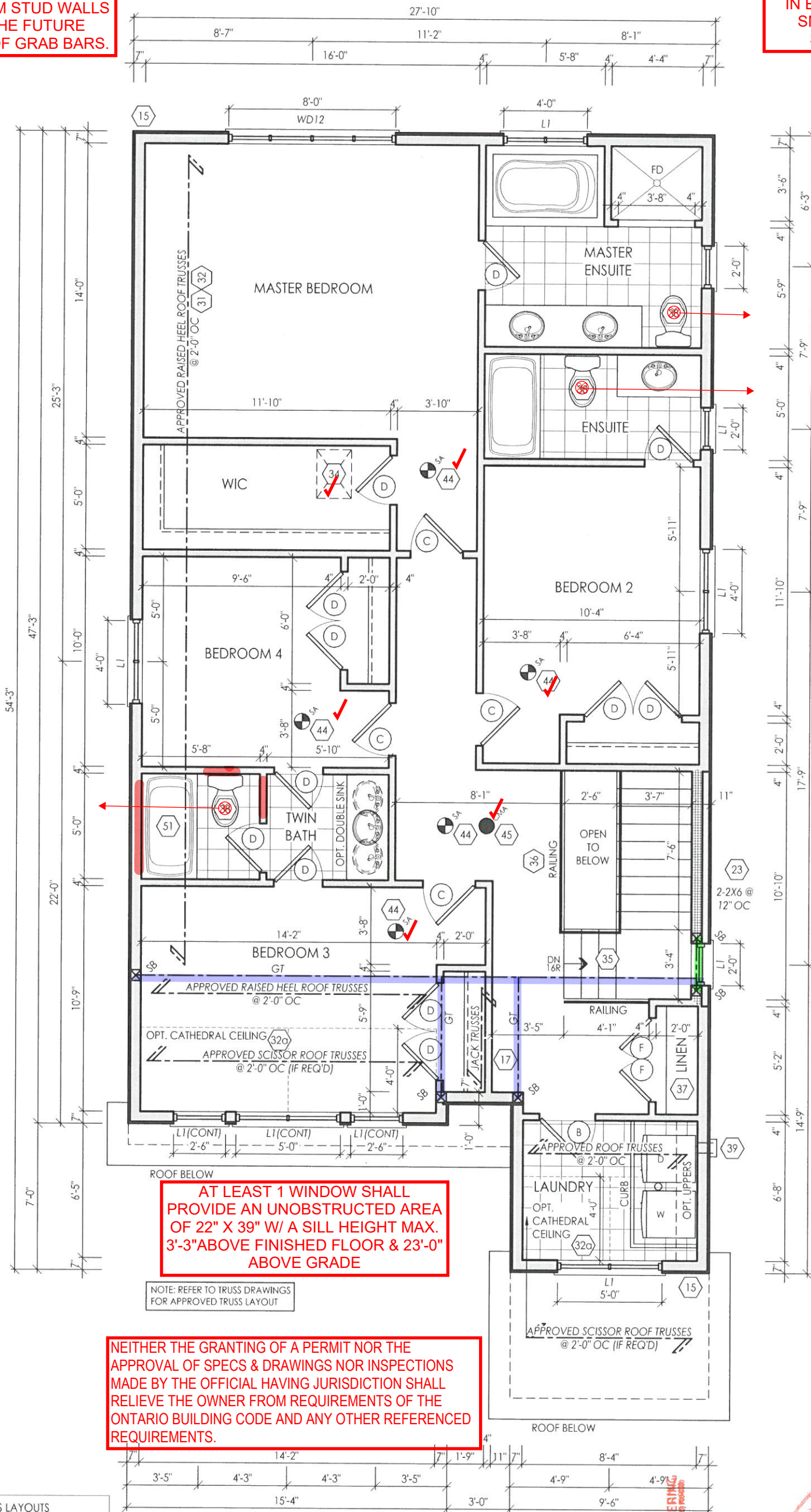
J. G. ALVAREZ
 LICENSED PROFESSIONAL ENGINEER
 160014328

model: 36-03
 scale: 8/16" = 1'0"
 project #: 17052
 page:

A2

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

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

NOTE: REFER TO TRUSS DRAWINGS FOR APPROVED TRUSS LAYOUT

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.

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.

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

SECOND FLOOR ELEV. 'A'

I, JORGE MORENO DECLARE THAT I HAVE REVIEWED AND TAKEN DESIGN RESPONSIBILITY FOR THE DESIGN WORK ON BEHALF OF **RN DESIGN LTD.** UNDER DIVISION C, PART-3 SUBSECTION-3.2.4 OF THE BUILDING CODE. I AM QUALIFIED AND THE FIRM IS REGISTERED IN THE APPROPRIATE CLASSES / CATEGORIES.

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

SIGNATURE:

client: Tice River Homes

project: Legacy

location: Ayr

marketing name:

RN design
 Imagine • Inspire • Create

model: 36-03

scale: 3/16" = 1'0"

project #: 17052

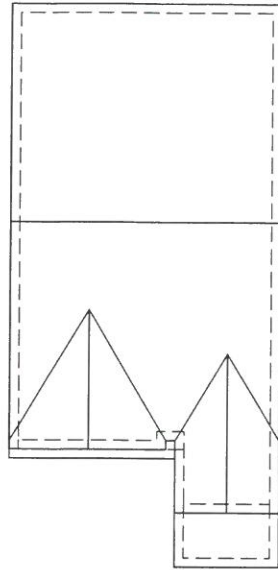
#	revisions	date	dwn	chk	#	revisions	date	dwn	chk
1	ISSUED FOR CLIENT REVIEW	23-FEB-18	BU	JM					
2	REVISED PER TRUSS COORDINATION	23-APR-18	LO	JM					
3	REVISED PER ENGINEER COMMENTS & ISSUED FOR PERMIT	20-JUL-18	WU	JM					
5	RE-ISSUED FOR PERMIT	18-OCT-19	ES	ES					

page

A3



PICCO ENGINEERING
 OCT 2 2018



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" 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

TOTAL PERIPHERAL WALL AREA	3253.35 SF	302.24 m ²
FRONT GLAZING AREA	94.36 SF	8.77 m ²
LEFT SIDE GLAZING AREA	26.33 SF	2.45 m ²
RIGHT SIDE GLAZING AREA	75.66 SF	7.03 m ²
REAR GLAZING AREA	150.78 SF	14.01 m ²
TOTAL GLAZING AREA	347.13 SF	32.25 m ²
TOTAL GLAZING PERCENTAGE	10.67 %	

GROSS GLAZING AREA - W/ OPT WIN

TOTAL PERIPHERAL WALL AREA	3253.35 SF	302.24 m ²
FRONT GLAZING AREA	94.36 SF	8.77 m ²
LEFT SIDE GLAZING AREA	26.33 SF	2.45 m ²
RIGHT SIDE GLAZING AREA	94.32 SF	8.76 m ²
REAR GLAZING AREA	150.78 SF	14.01 m ²
TOTAL GLAZING AREA	365.79 SF	33.98 m ²
TOTAL GLAZING PERCENTAGE	11.24 %	

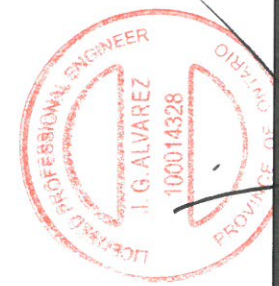
PEAK HEIGHT OF ROOF 30'-9"

MID POINT OF ROOF 24'-5"



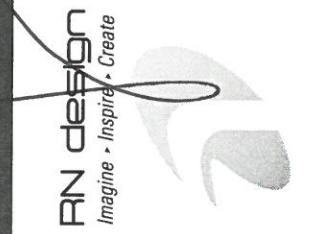
FRONT ELEVATION 'A'

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.



Oct 22 2019

PICCO ENGINEERING

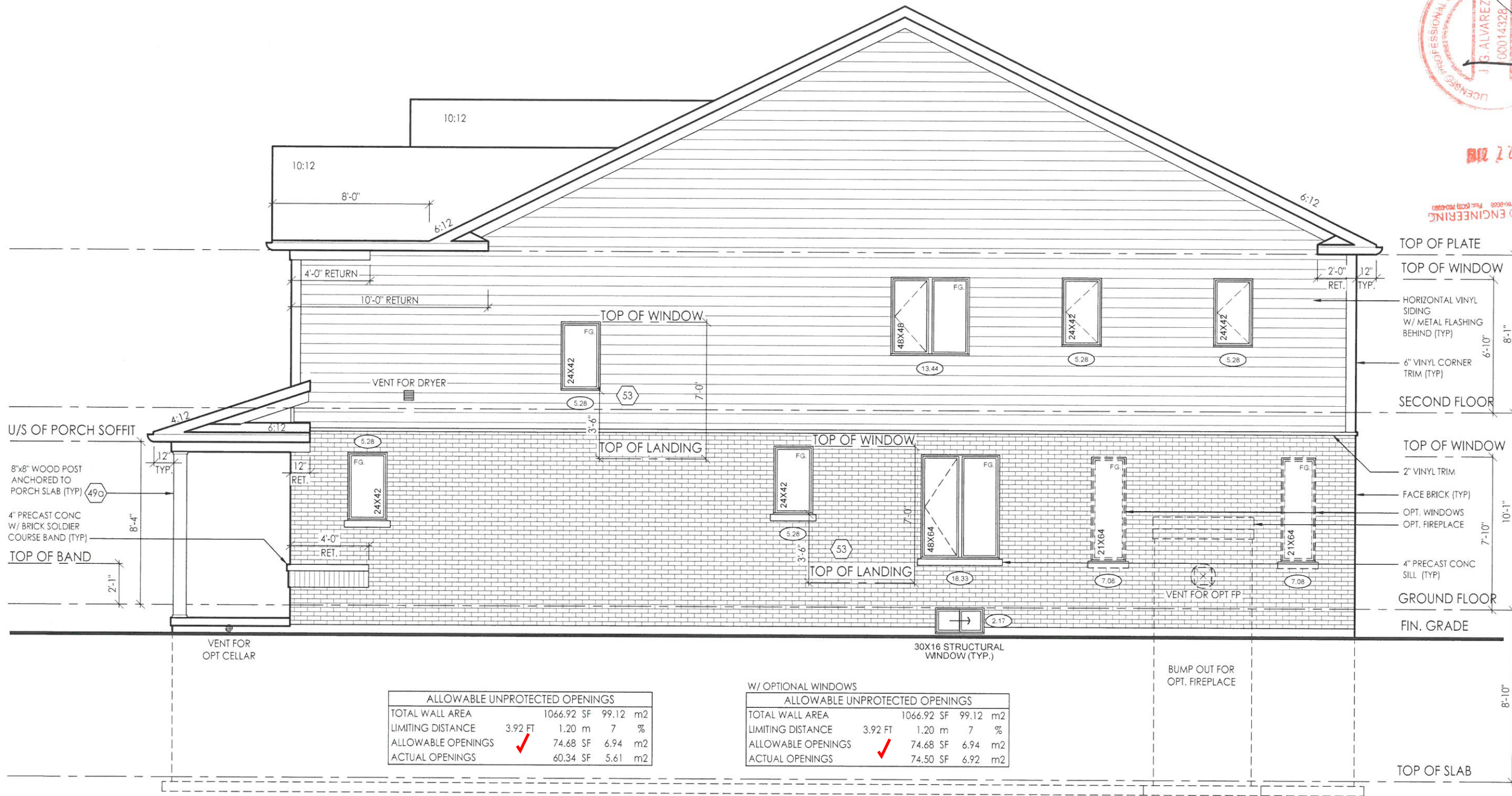


client Tice River Homes
 location Ayr
 project Legacy

#	revisions	date dwn chk				#	revisions	date	dwn	chk
		BU	JM	LO	JM					
1	ISSUED FOR CLIENT REVIEW	23-FEB-18								
2	REVISED PER TRUSS COORDINATION	23-APR-18								
3	REVISED PER ENGINEER COMMENTS & ISSUED FOR PERMIT	20-JUL-18								
5	REISSUED FOR PERMIT	18-OCT-19								

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:



ALLOWABLE UNPROTECTED OPENINGS			
TOTAL WALL AREA	1066.92 SF	99.12 m2	
LIMITING DISTANCE	3.92 FT	1.20 m	7 %
ALLOWABLE OPENINGS	74.68 SF	6.94 m2	
ACTUAL OPENINGS	60.34 SF	5.61 m2	

W/ OPTIONAL WINDOWS			
ALLOWABLE UNPROTECTED OPENINGS			
TOTAL WALL AREA	1066.92 SF	99.12 m2	
LIMITING DISTANCE	3.92 FT	1.20 m	7 %
ALLOWABLE OPENINGS	74.68 SF	6.94 m2	
ACTUAL OPENINGS	74.50 SF	6.92 m2	

RIGHT SIDE ELEVATION 'A'

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.



PN design
Imagine • Inspire • Create

model 36-03

scale 3/16" = 1'0"

page

A8

client **Tice River Homes**

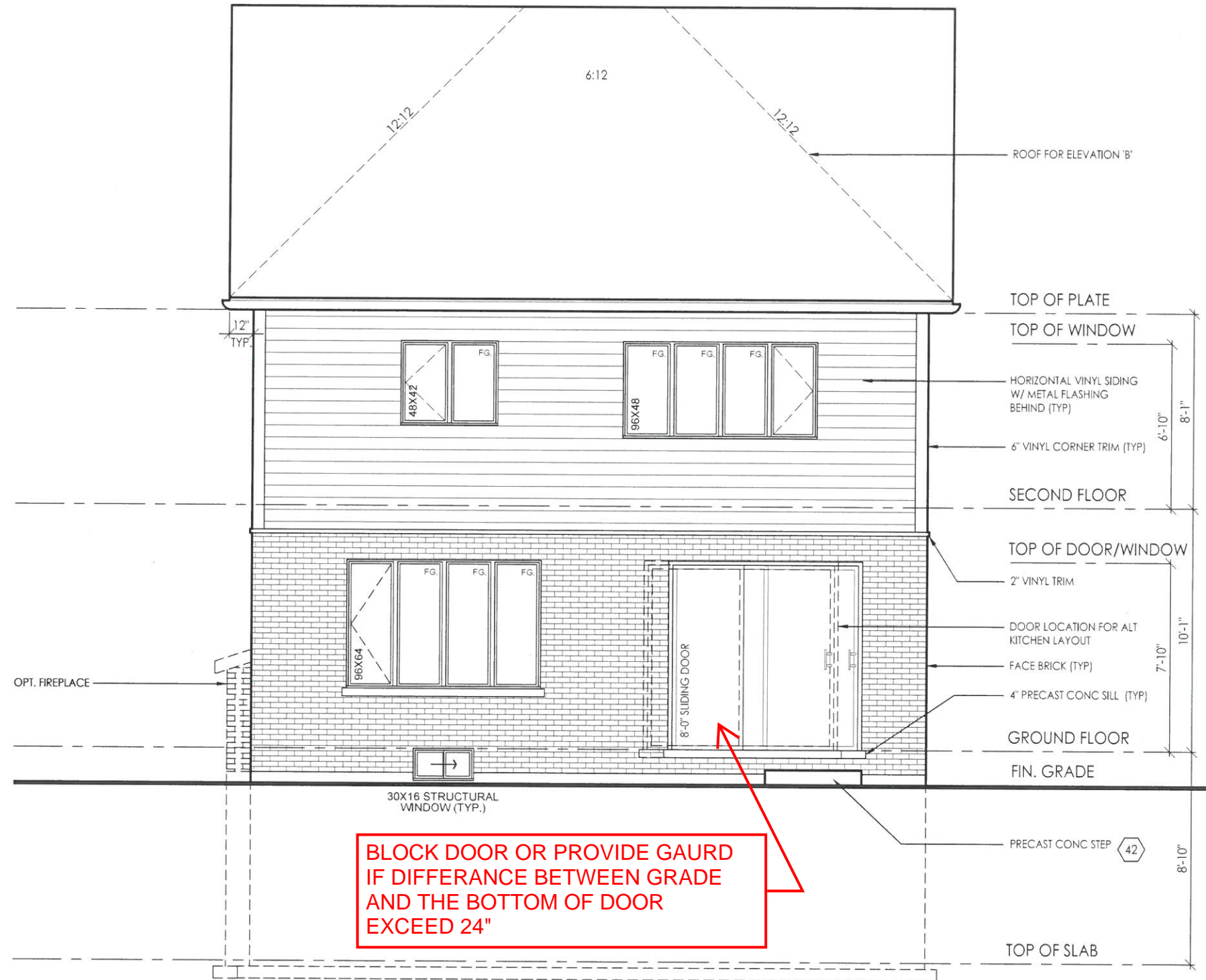
project **Legacy**

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

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



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

REAR ELEVATION 'A' & 'B'

**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.**



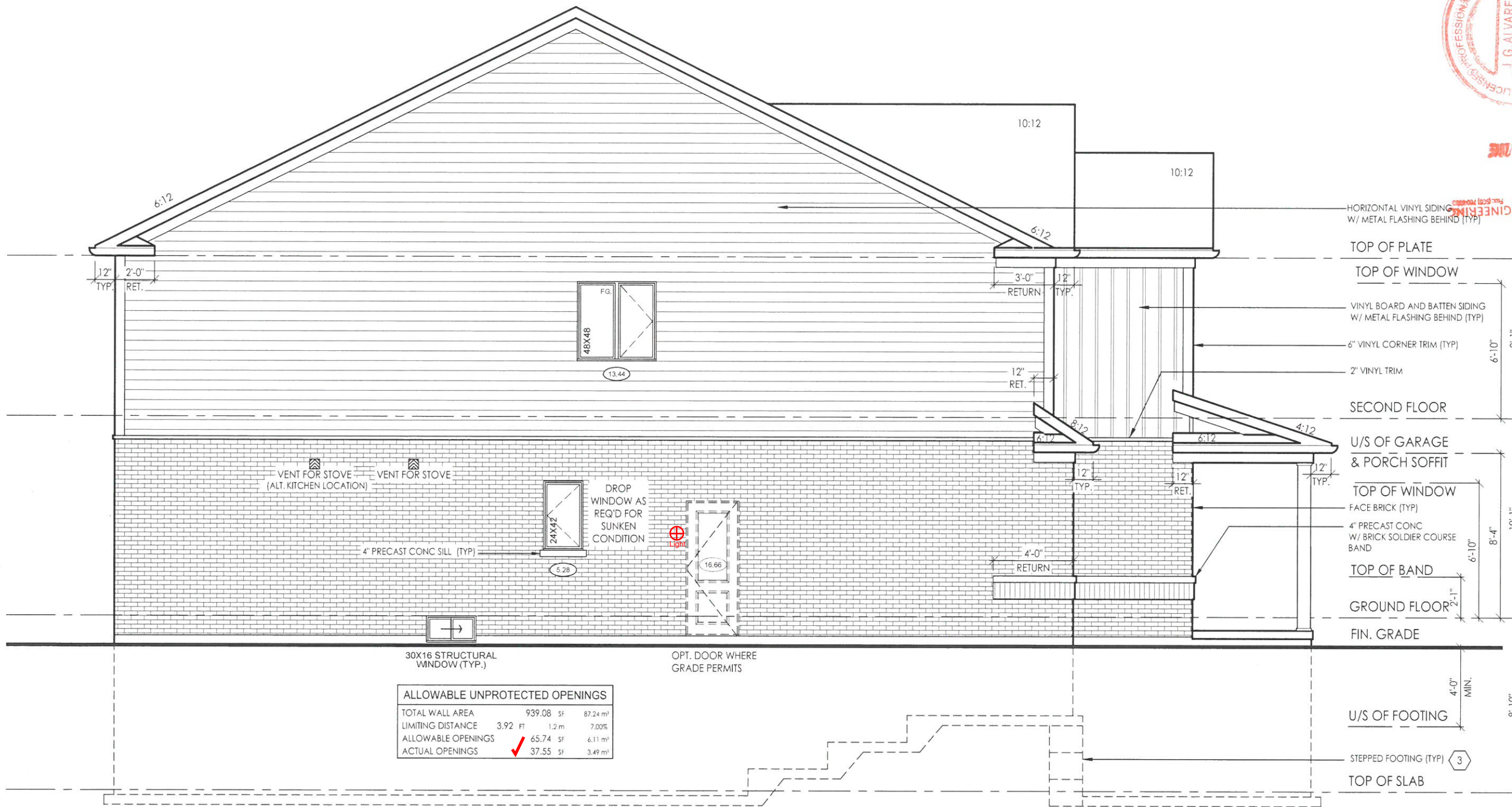
client: Tice River Homes
project: Legacy

#	revisions	date		dwn		#	revisions	date		dwn		chk
		23-FEB-18	23-MAR-18	20-JUL-18	18-OCT-18			RU	JM	LO	JM	
1	ISSUED FOR CLIENT REVIEW											
2	REVISED PER TRUSS COORDINATION											
3	REVISED PER ENGINEER COMMENTS & ISSUED FOR PERMIT											
5	REISSUED FOR PERMIT											

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:

location: Ayr



LEFT SIDE ELEVATION 'A'

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 Tice River Homes
 project Legacy

#	revisions	date dwn chk #				revisions	date dwn chk
		BU	JM	LO	JM		
1	ISSUED FOR CLIENT REVIEW	23-FEB-18					
2	REVISED PER TRUSS COORDINATION	25-APR-18	LO	JM			
3	REVISED PER ENGINEER COMMENTS & ISSUED FOR PERMIT	20-JUL-18	WU	JM			
5	RE-ISSUED FOR PERMIT	18-OCT-19	ES	ES			

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

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)

TYPICAL STRIP FOOTING: (INTERIOR BEARING WALLS)

O.B.C. 9.15.3.6.
-1 STOREY MASONRY - 16" X 4" (410mm X 100mm)
-1 STOREY STUD - 12" X 4" (305mm X 100mm)

STEP FOOTING:

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

DRAINAGE TILE OR PIPE:

O.B.C. 9.14.3.
-4" (100mm) MIN. DIA. LAID ON UNDISTURBED OR WELL COMPACTED SOIL W/ TOP OF TILE OR PIPE TO BE BELOW BOTTOM OF FLR. SLAB.

BASEMENT SLAB:

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

SLAB ON GROUND:

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

GARAGE SLAB / EXTERIOR SLAB:

O.B.C. 9.16.4.3.
-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.

PILASTERS:

O.B.C. 9.15.5.3.
PILASTER
-CONCRETE NIB - 4" X 12" (100mm X 300mm)
-BLOCK NIB - 4" X 12" (100mm X 300mm) BONDED & TIED TO WALL AS PER O.B.C. 9.20.11.2.

STEEL PIPE COLUMN:

O.B.C. 9.15.3.4. & 9.17.3.
-FIXED COLUMN
-MIN. 3 1/2" (90mm) DIA. W/ 3/16" (4.76mm) WALL THICKNESS
-FOR STEEL BEAMS, CLIPS @ TOP & MIN. 6" X 4" X 1/4" (152mm X 100mm X 6.35mm) STEEL BTM. PLATE

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:

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.

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.

FOUNDATION WALLS @ UNSUPPORTED OPENINGS:

-2-20M BARS IN TOP PORTION OF WALL (UP TO 8'-0" OPENING)
-3-20M BARS IN TOP PORTION OF WALL (8'-0" TO 10'-0" OPENING)
-4-20M BARS IN TOP PORTION OF WALL (10'-0" TO 15'-0" OPENING)

FRAME WALL CONSTRUCTION:

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

FRAME WALL CONSTRUCTION @ GARAGE:

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

WALL ASSEMBLIES:

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.

DAMPPOOFING & WATERPROOFING:

-DAMPPOOF THE EXTERIOR FACE OF WALL BELOW GRADE AS PER O.B.C. 9.13.2.
-WHERE INSULATION EXTENDS TO MORE THAN 2'-11" (900mm) BELOW GRADE, A FDN. WALL DRAINAGE LAYER SHALL BE PROVIDED IN CONFORMANCE TO O.B.C. 9.14.2.1.(2) (3) (4)

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.

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).

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.

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).

BRICK VENEER CONSTRUCTION:

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

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

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

BRICK VENEER CONSTRUCTION @ GARAGE:

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

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

O.B.C. SB-3 WALL = EW1b (STC = N/A, FIRE = 45 MIN)
FOR 45 MINUTE FIRE RATED WALL REQUIREMENTS SUBSTITUTE AND/OR ADD THE FOLLOWING MATERIALS:
-ADD R15 (RSI 2.64) ABSORPTIVE MATERIAL WITH A MASS OF AT LEAST 2.8 kg/ sq.m.

INTERIOR STUD WALLS:

O.B.C. T.9.23.10.1.
-2" X 4" (38mm X 89mm) WOOD STUDS @ 16" (400mm) O.C. OR
-2" X 6" (38mm X 140mm) WOOD STUDS @ 16" (400mm) O.C. W/ -DOUBLE 2" X 4" OR 2" X 6" TOP PLATES AND SINGLE BOTTOM PLATE

BEARING STUD WALL (BASEMENT):

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

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

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.

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

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

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.

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.

Professional Engineer stamp for I.G. Alvarez, RN design logo, and drawing details including client name (Tice River Homes), location (Ayr), project name (Legacy), scale (3/16" = 1'0"), and page number (D1).

Revisions table with columns for #, revisions, date, dwn, chk, #, revisions, date, dwn, chk. Includes entries for 'ISSUED FOR CLIENT REVIEW', 'REVISED PER TRUSS COORDINATION', 'REVISED PER ENGINEER COMMENTS & ISSUED FOR PERMIT', and 'RE-ISSUED FOR PERMIT'.

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.

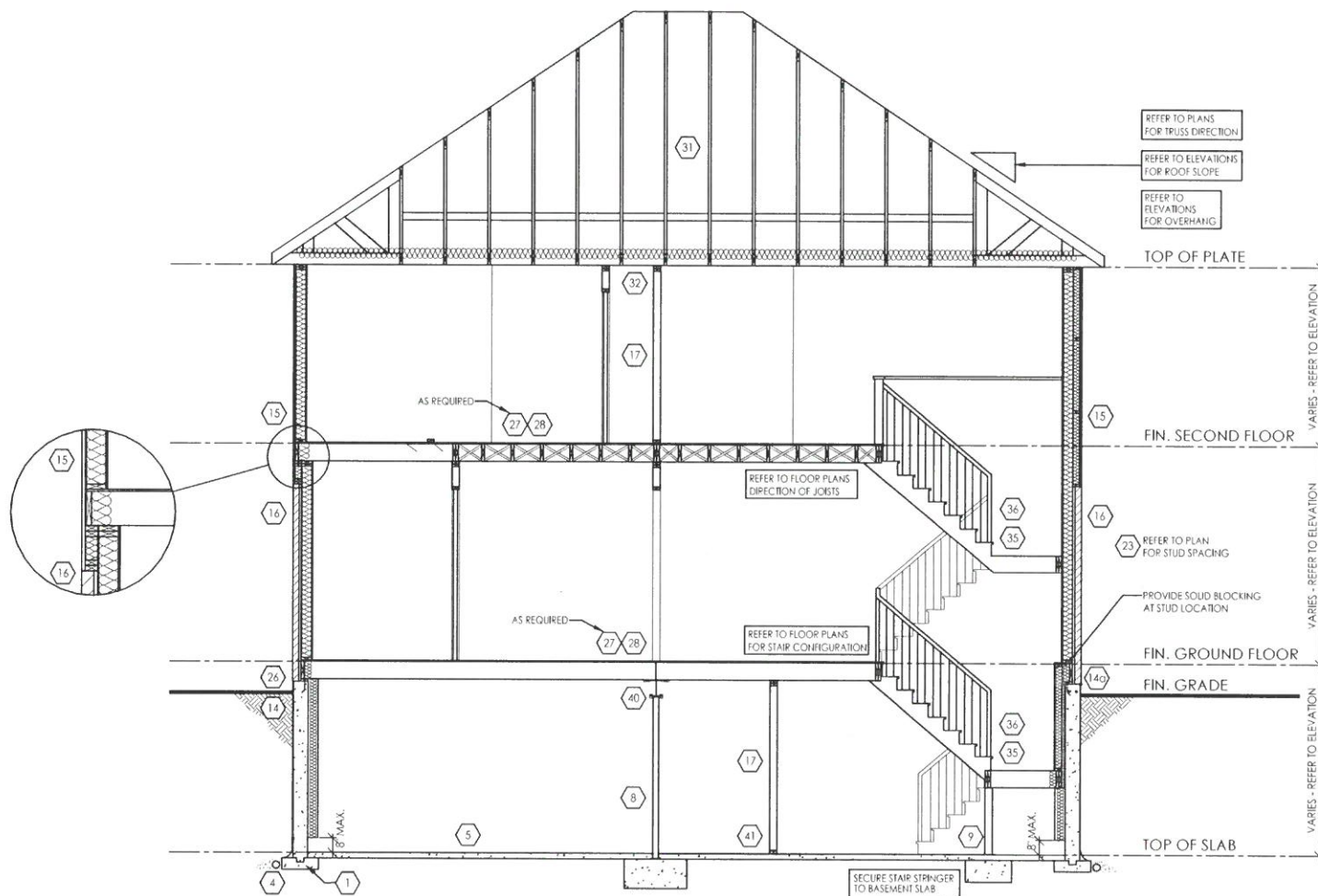
WINDOWS:

- 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	WD10	2/1 3/4" X 7 1/4" (2.0E) LVL
WD2	4/2" X 8" SPR	WD11	3/1 3/4" X 7 1/4" (2.0E) LVL
WD3	5/2" X 8" SPR	WD12A	1/1 3/4" X 9 1/2" (2.0E) LVL
WD4	3/2" X 10" SPR	WD12	2/1 3/4" X 9 1/2" (2.0E) LVL
WD5	4/2" X 10" SPR	WD13	3/1 3/4" X 9 1/2" (2.0E) LVL
WD6	5/2" X 10" SPR	WD14A	1/1 3/4" X 11 7/8" (2.0E) LVL
WD7	3/2" X 12" SPR	WD14	2/1 3/4" X 11 7/8" (2.0E) LVL
WD8	4/2" X 12" SPR	WD15	3/1 3/4" X 11 7/8" (2.0E) LVL
WD9	5/2" X 12" SPR	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	L9	4" X 3-1/2" X 1/4" L
L3	2/2" X 10" SPR	L10	4-7/8" X 3-1/2" X 5/16" L
L5	2/2" X 12" SPR	L11	4-7/8" X 3-1/2" X 3/8" L
L7	3-1/2" X 3-1/2" X 1/4" L	L12	5 7/8" X 3-1/2" X 5/16" L
L8	4-7/8" X 3-1/2" X 1/4" L	L13	5-7/8" X 3-1/2" X 3/8" L
		L14	5-7/8" X 3-1/2" X 1/2" L
		L15	5-7/8" X 4" X 1/2" L
		L16	7-1/8" X 4" X 3/8" L
		L17	7-1/8" X 4" X 1/2" L

PLAN/ELEVATION LEGEND

- SMOKE ALARM (44)
- WATERPROOF DUPLEX OUTLET
- VENTS AND INTAKES
- HOSE BIB
- EXHAUST FAN (38)
- COLD CELLAR VENT (50)
- STOVE VENT
- FIRE PLACE VENT
- DRYER VENT
- CARBON MONOXIDE ALARM (CMA) (45)
- 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
- GAS METER
- DOUBLE JOIST (DJ)
- PRESSURE TREATED LUMBER (PT)
- GIRDER TRUSS (GT)
- ABOVE FINISHED FLOOR (AFF)
- BEAM BY FLOOR MANUF (BBFM)
- FLUSH (FL)
- DROPPED (DR)
- REPEAT SAME JOIST SIZE (DO)
- UNDER SIDE (U/S)
- FIXED GLAZING (FG)
- GLASS BLOCK (GB)
- BLACK GLASS (BG)

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: *J. Moreno* 47245
FIRM BCIN: 26995
DATE: _____

SIGNATURE: _____

client **Tice River Homes** location **Ayr**

project **Legacy** marketing name _____

#	revisions	date	dwn	chk	#	revisions	date	dwn	chk
1	ISSUED FOR CLIENT REVIEW	23-FEB-18	BU	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-ISSUED FOR PERMIT	18-OCT-19	ES	ES					

RN design
Imagine • Inspire • Create

model **36-03**
scale **3/16" = 1'0"** project # **17052**

page **D3**