

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

PERMIT APPROVAL DOCUMENTS TO BE KEPT ON SITE AT ALL TIMES FOR INSPECTION

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.

RSM Building Consultants
 These plans have been examined for compliance with the Ontario Building Code. This review has been completed subject to any changes noted, under the condition that the building will be constructed in accordance with the code.



FRONT ELEVATION 'A'



FRONT ELEVATION 'B'

Drawing List:

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

Areas:

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

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) 709-8888 Fax: (905) 709-8888

OCT 27 2018



Tice River Homes

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: *J. Moreno*

SIGNATURE: _____

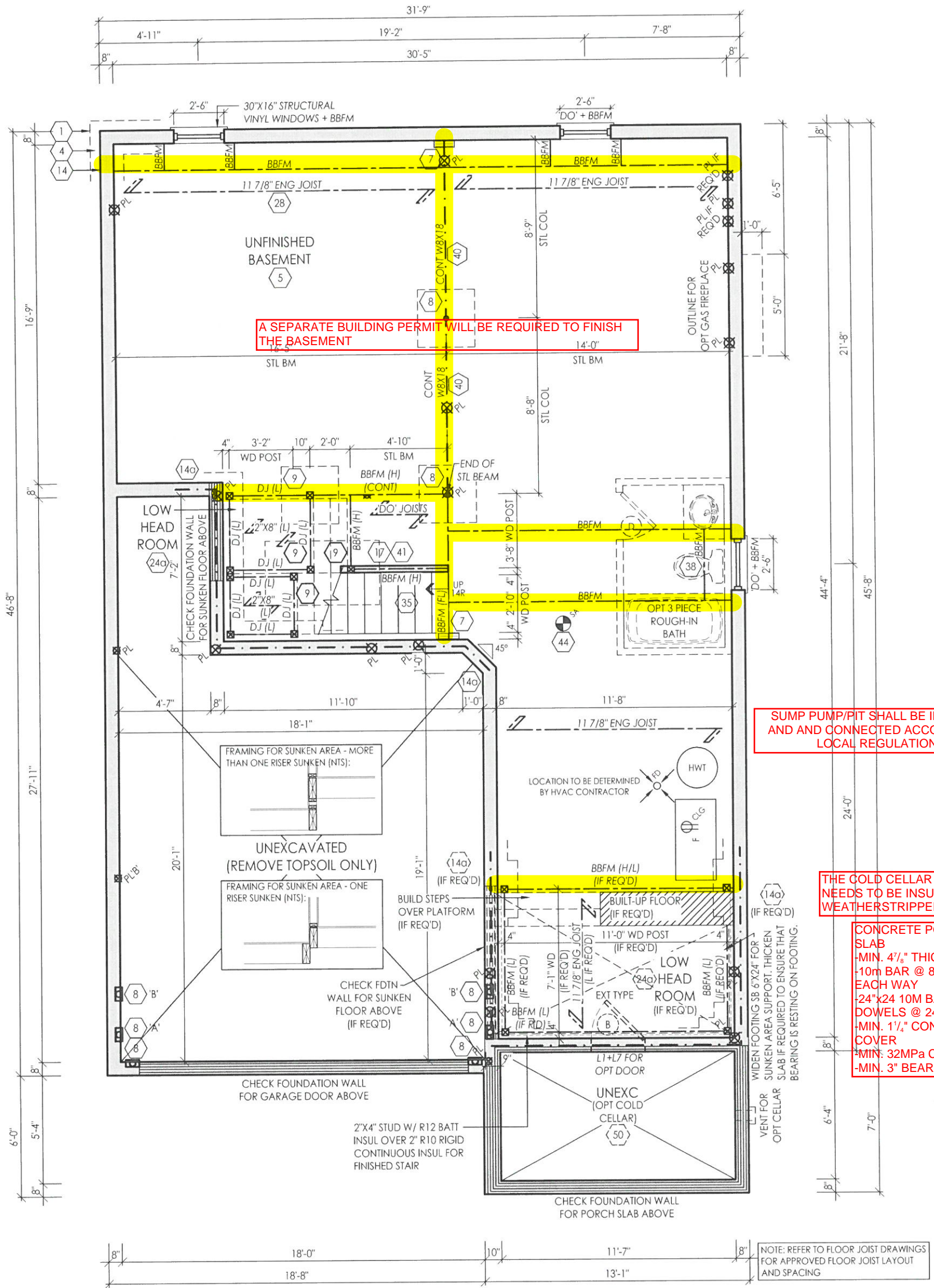
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project	Legacy					marketing name					
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2	REVISED PER TRUSS COORDINATION	23-APR-18	LO	JM							
3	REVISED PER ENGINEER COMMENTS & ISSUED FOR PERMIT	20-JUL-18	IWU	JM							
4	MADE PARTIAL PLANS INTO FULL PLANS AS PER CITY COMMENTS	4-Oct-19	KC	ES							

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

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**BASEMENT AIR BARRIER
SUMP PUMP LIDS, JOINTS AT INTERSECTIONS & ALL
PENETRATIONS OF SLAB MUST BE SEALED TO
PREVENT AIR LEAKAGE.**



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client: Tice River Homes
project: Legacy
location: Ayr

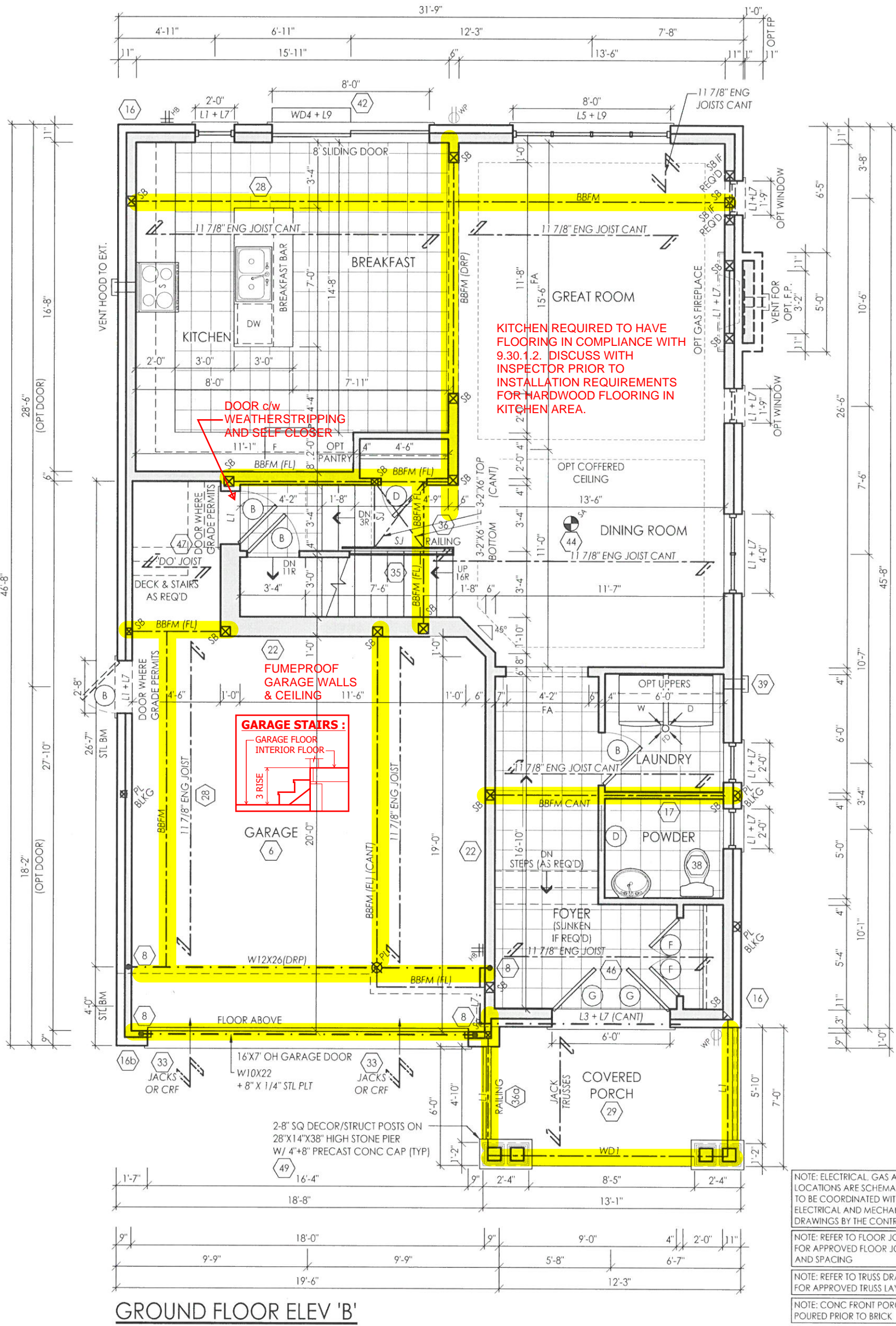
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ON TARIFF

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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

GROUND FLOOR ELEV 'B'

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client
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 project
Legacy

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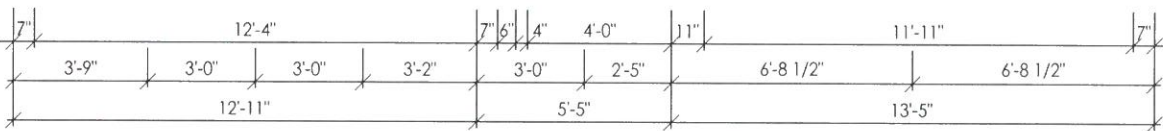
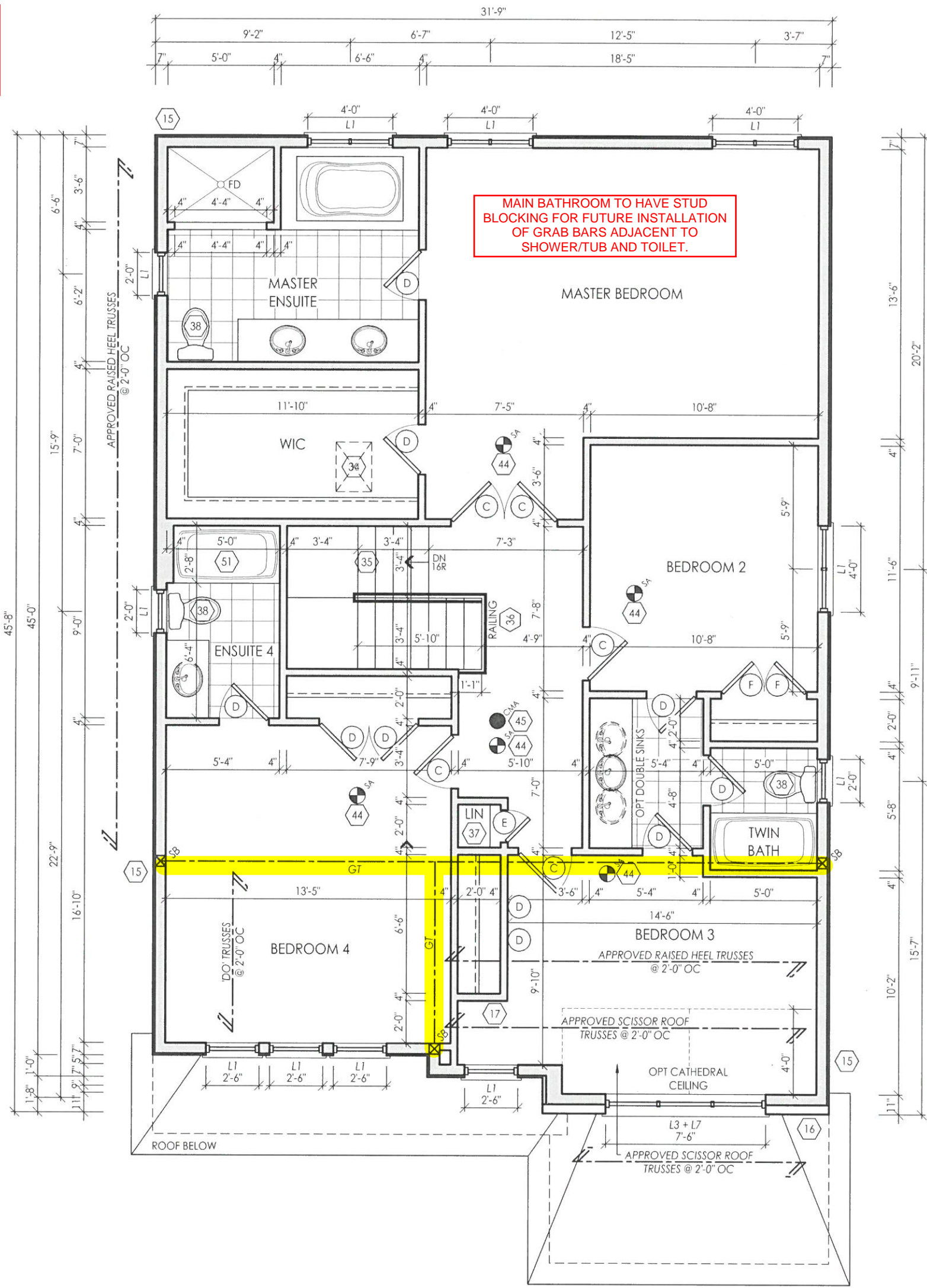
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A SMOKE ALARM SHALL BE INSTALLED ON EACH FLOOR LEVEL AND WITHIN EACH SLEEPING ROOM. ALL SMOKE ALARMS SHALL BE INTERCONNECTED. EACH DEVICE SHALL HAVE A VISUAL SIGNALING COMPONENT IN ADDITION TO THE TEMPORAL PATTERN IN CONFORMANCE WITH 18.5.3. OF NFPA 72.

DETAILS SEALED BY A PROFESSIONAL ENGINEER ARE REQUIRED FOR THE LVL BEAMS ON FRAMING INSPECTION

PROVIDE P.ENG APPROVED TRUSS & FLOOR DRAWINGS AND SPECIFICATIONS TO BUILDING INSPECTOR AT FRAMING INSPECTION.

A CARBON MONOXIDE DETECTOR SHALL BE LOCATED ADJACENT TO SLEEPING AREAS



SECOND FLOOR ELEV 'B'

NOTE: REFER TO TRUSS DRAWINGS FOR APPROVED TRUSS LAYOUT

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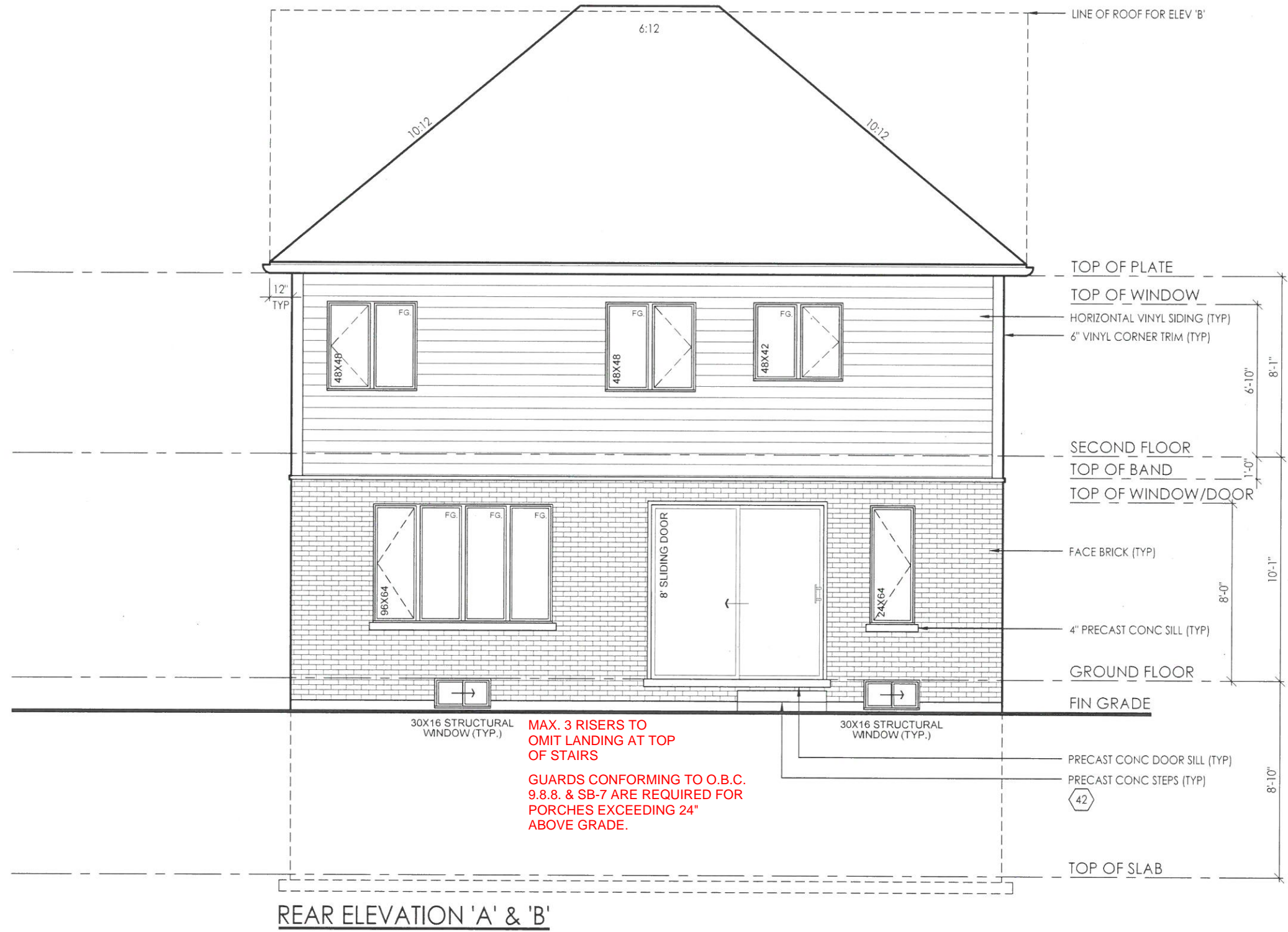
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REAR ELEVATION 'A' & 'B'



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DATE: *J. M. J.*

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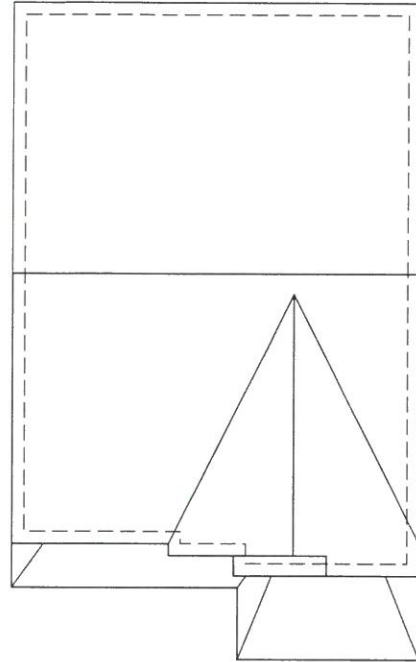
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GROSS GLAZING AREA

TOTAL PERIPHERAL WALL AREA	3037.24 SF	282.16 m ²
FRONT GLAZING AREA	96 SF	8.92 m ²
LEFT SIDE GLAZING AREA	14 SF	1.30 m ²
RIGHT SIDE GLAZING AREA	60.78 SF	5.65 m ²
REAR GLAZING AREA	166.06 SF	15.43 m ²
TOTAL GLAZING AREA	336.84 SF	31.29 m²
TOTAL GLAZING PERCENTAGE	11.09 %	

GROSS GLAZING AREA - W/ OPT WIN

TOTAL PERIPHERAL WALL AREA	3037.24 SF	282.16 m ²
FRONT GLAZING AREA	96 SF	8.92 m ²
LEFT SIDE GLAZING AREA	14 SF	1.30 m ²
RIGHT SIDE GLAZING AREA	79.44 SF	7.38 m ²
REAR GLAZING AREA	166.06 SF	15.43 m ²
TOTAL GLAZING AREA	355.50 SF	33.03 m²
TOTAL GLAZING PERCENTAGE	11.70 %	



ROOF PLAN ELEV 'B'

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)

(31)

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)

VERTICAL BOARD & BATTEN VINYL SIDING (TYP)

6" VINYL CORNER TRIM (TYP)

MTL FLASHING BEHIND (TYP)

U/S OF GARAGE & PORCH SOFFIT

BRICK SOLDIER COURSE HEADER W/ CENTER KEYSTONE (TYP)

4" PRECAST CONC BAND (TYP)

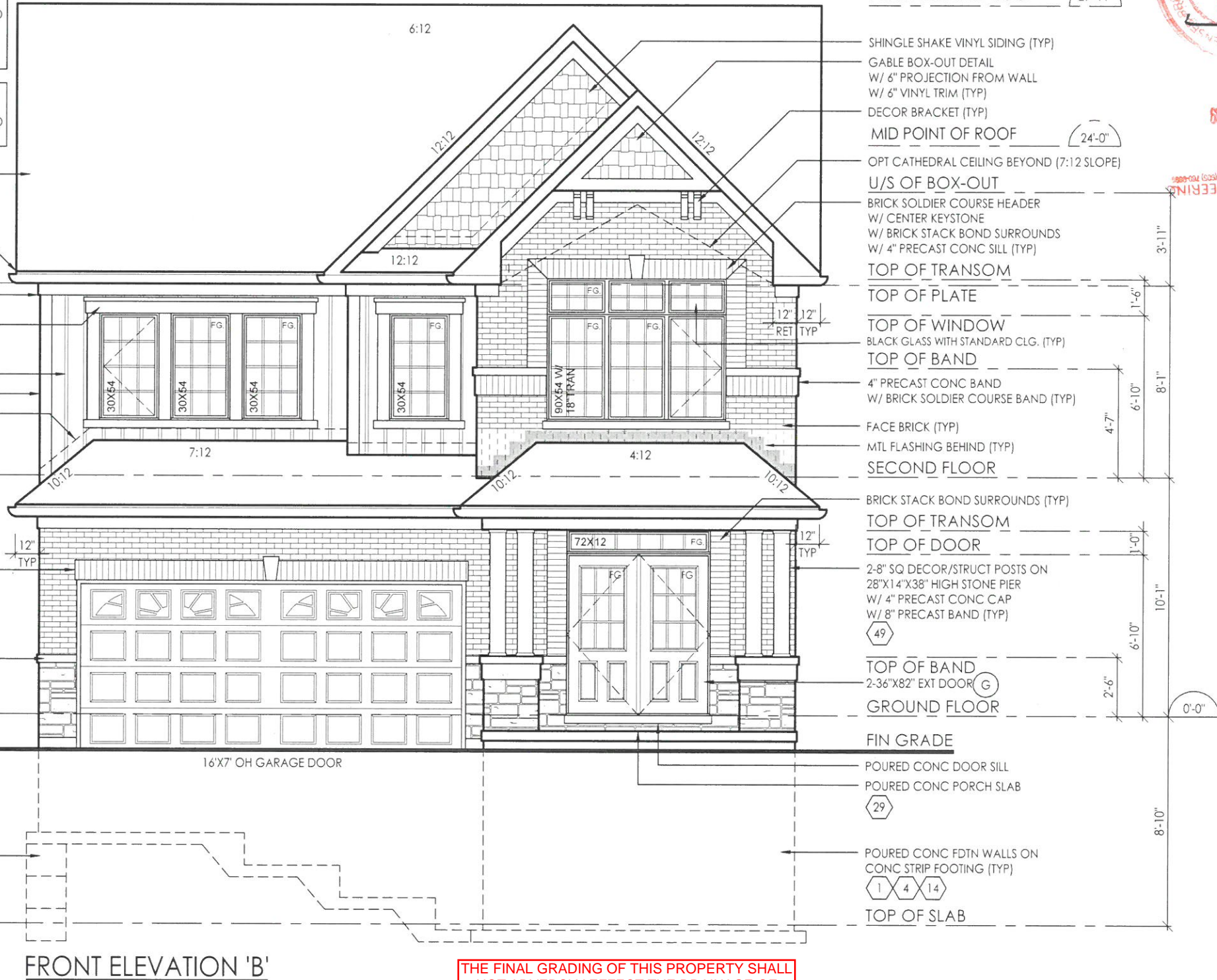
GROUND FLOOR

FIN GRADE

U/S OF FOOTING

STEPPED FOOTING (TYP)

(3)



FRONT ELEVATION 'B'

PEAK HEIGHT OF ROOF (29'-11")

SHINGLE SHAKE VINYL SIDING (TYP)

GABLE BOX-OUT DETAIL W/ 6" PROJECTION FROM WALL W/ 6" VINYL TRIM (TYP)

DECOR BRACKET (TYP)

MID POINT OF ROOF (24'-0")

OPT CATHEDRAL CEILING BEYOND (7:12 SLOPE)

U/S OF BOX-OUT

BRICK SOLDIER COURSE HEADER W/ CENTER KEYSTONE W/ BRICK STACK BOND SURROUNDS W/ 4" PRECAST CONC SILL (TYP)

TOP OF TRANSOM

TOP OF PLATE

TOP OF WINDOW BLACK GLASS WITH STANDARD CLG. (TYP)

TOP OF BAND

4" PRECAST CONC BAND W/ BRICK SOLDIER COURSE BAND (TYP)

FACE BRICK (TYP)

MTL FLASHING BEHIND (TYP)

SECOND FLOOR

BRICK STACK BOND SURROUNDS (TYP)

TOP OF TRANSOM

TOP OF DOOR

2-8" SQ DECOR/STRUCT POSTS ON 28"X14"X38" HIGH STONE PIER W/ 4" PRECAST CONC CAP W/ 8" PRECAST BAND (TYP)

TOP OF BAND

2-36"X82" EXT DOOR (G)

GROUND FLOOR

FIN GRADE

POURED CONC DOOR SILL
POURED CONC PORCH SLAB

(29)

POURED CONC FDTN WALLS ON CONC STRIP FOOTING (TYP)

(1) (4) (14)

TOP OF SLAB



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marking name

client: Tice River Homes
project: Legacy

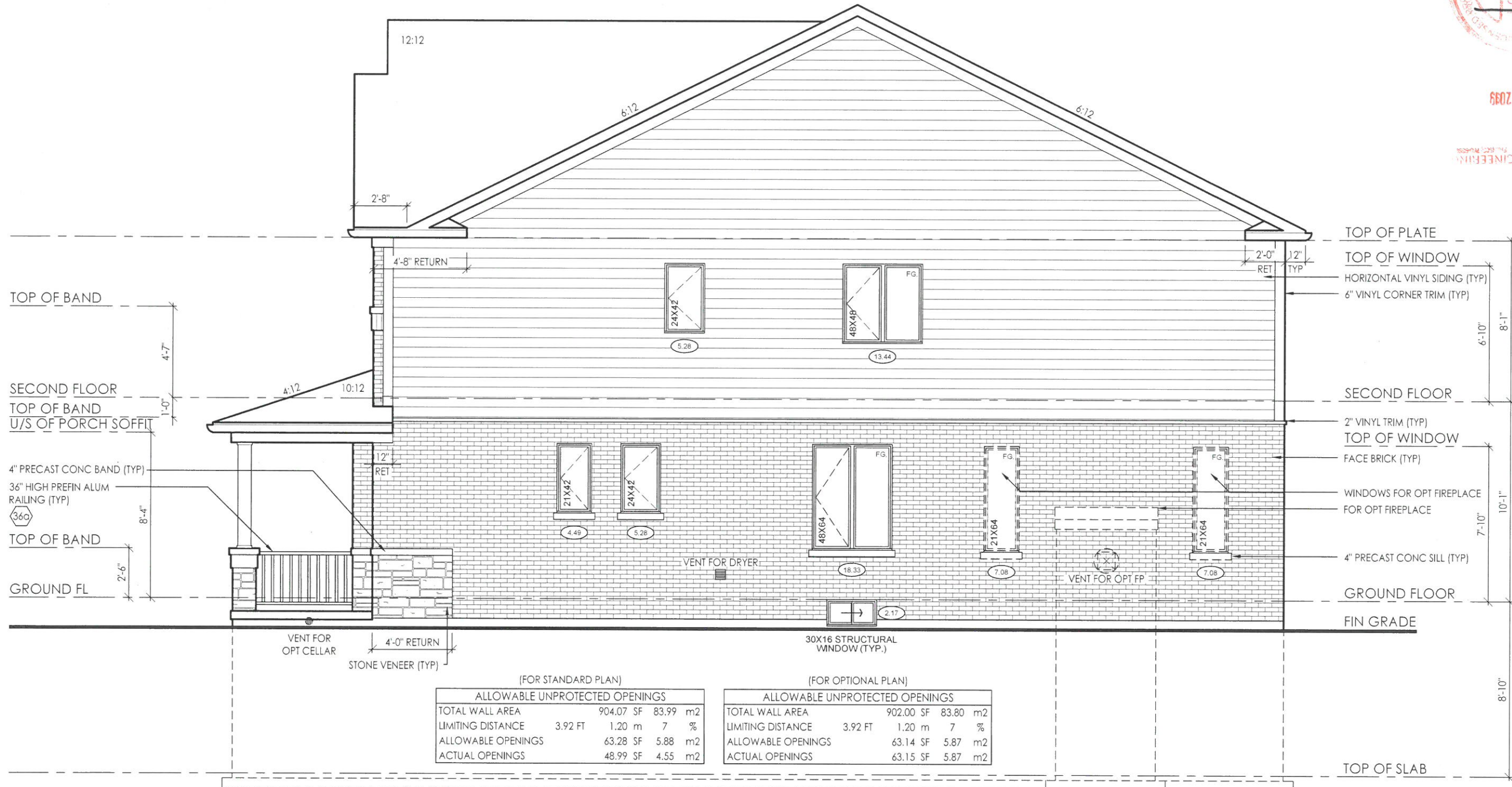
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FIRM BCIN: 26995
DATE: July

SIGNATURE:

THE FINAL GRADING OF THIS PROPERTY SHALL NOT ADVERSLY EFFECT THE DRAINAGE OF ADJACENT PROPERTIES OR THE OVERALL GRADING CONTROL PLAN.



(FOR STANDARD PLAN)

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

(FOR OPTIONAL PLAN)

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

RIGHT SIDE ELEVATION 'B'



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

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 project: Legacy

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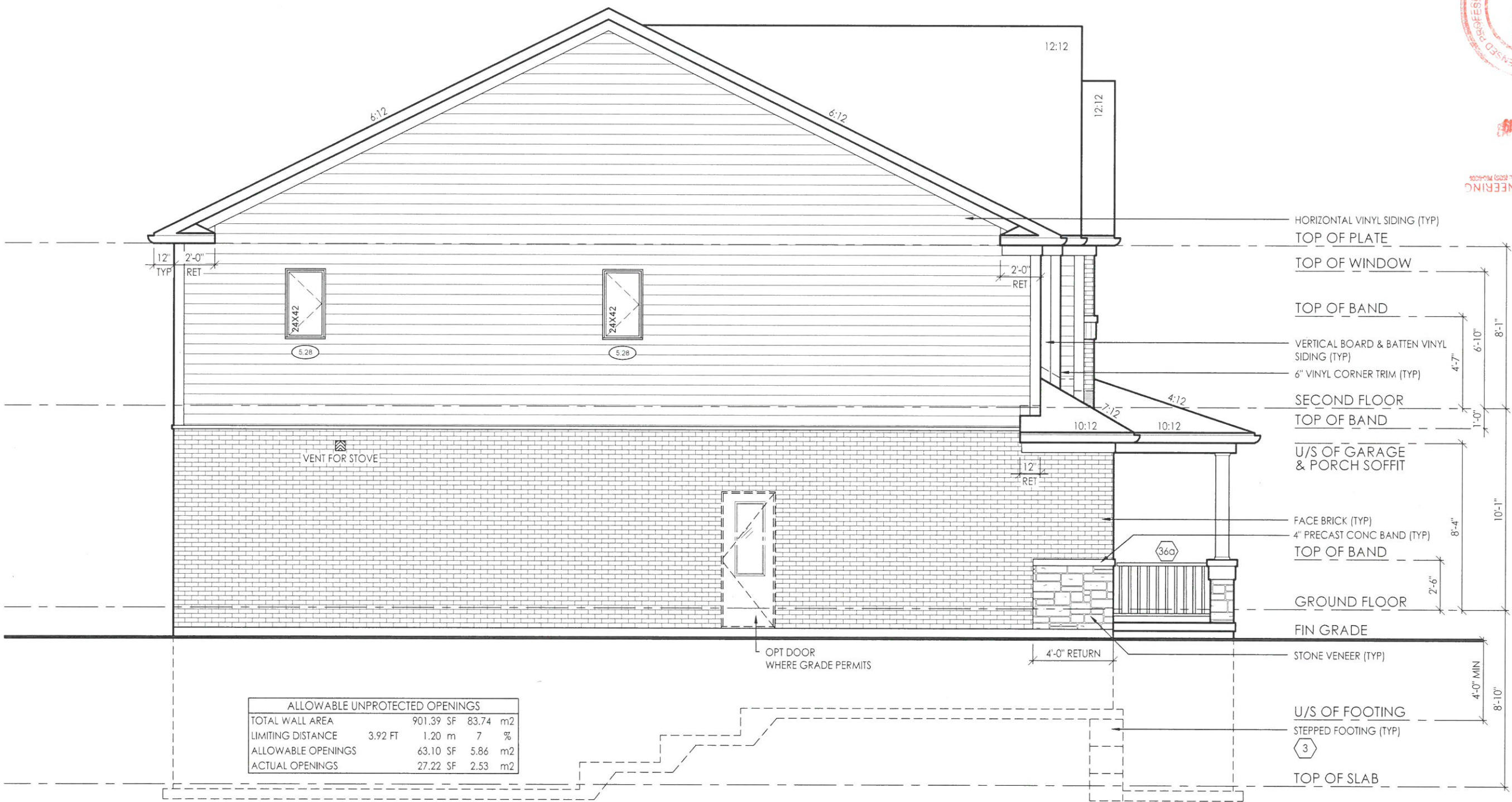
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 DATE:

SIGNATURE:

J. M. Moreno

location	marking name	date	chk



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

LEFT SIDE ELEVATION 'B'



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 (513) 752-1000

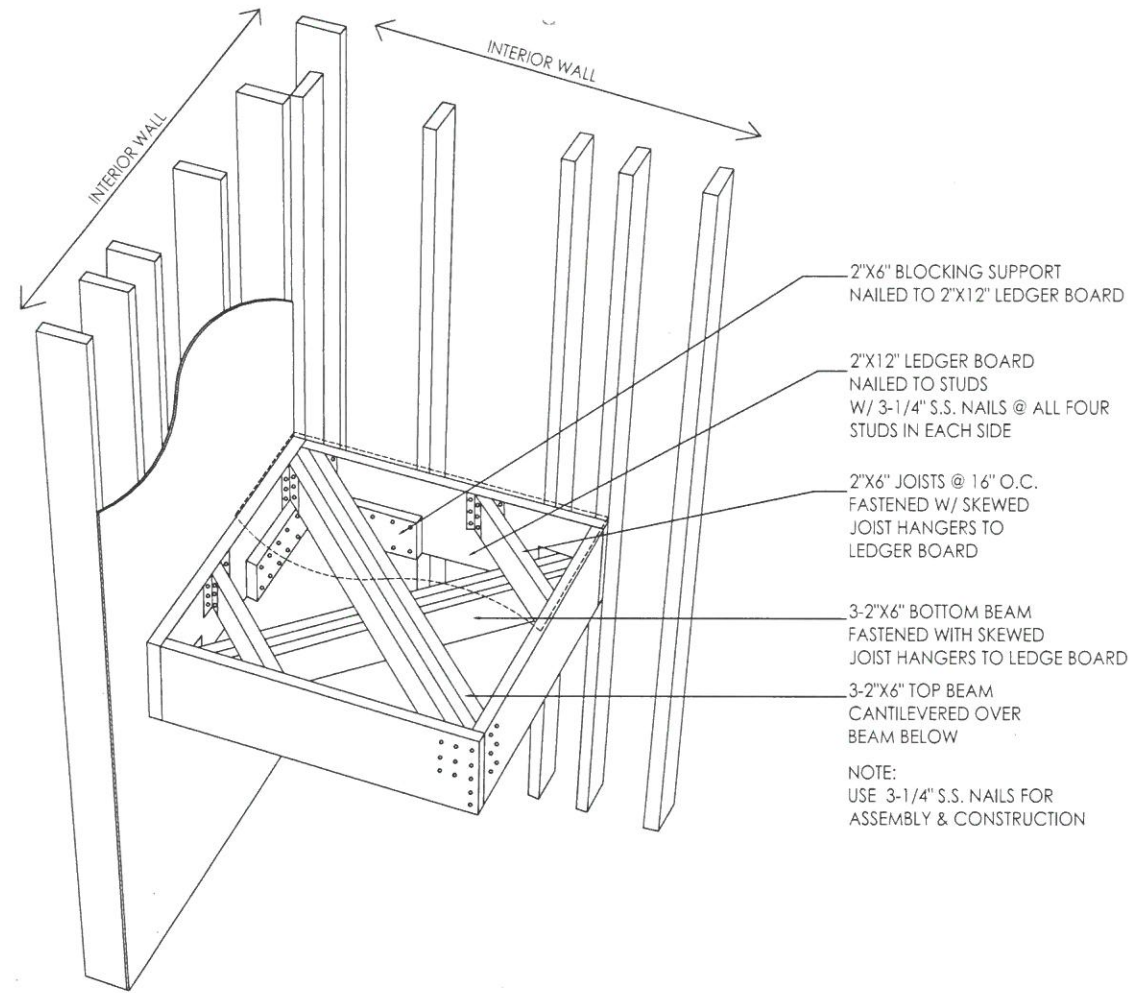
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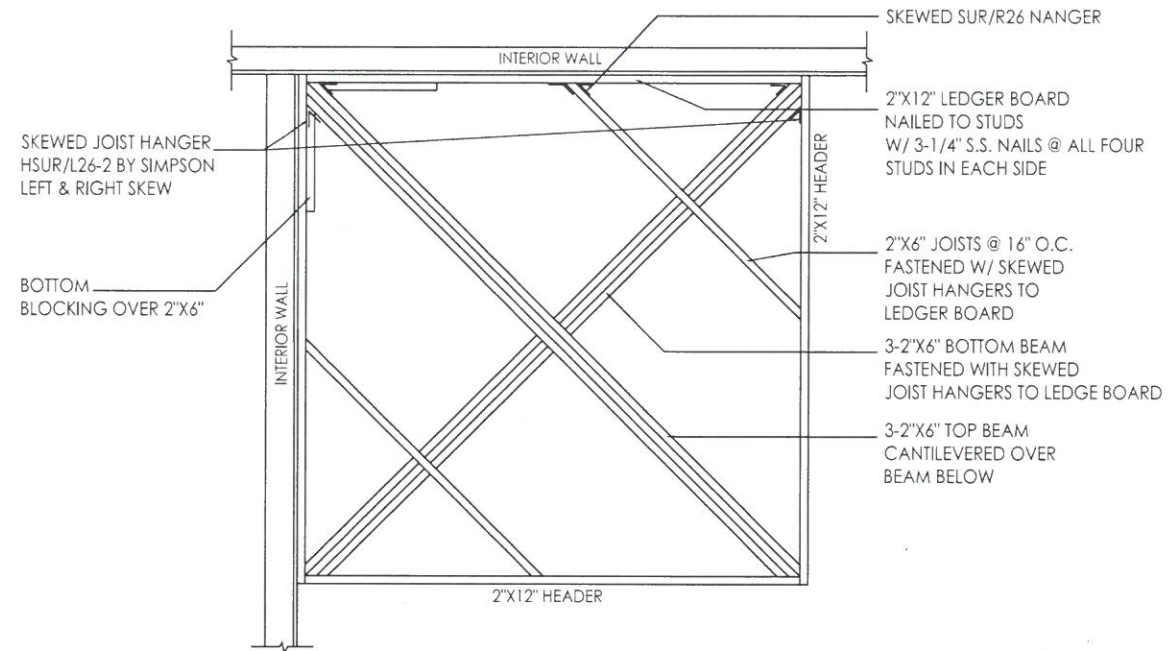
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 DATE:
 SIGNATURE: *J. Moreno*



SELF SUPPORTING STAIR LANDING
@ INTERIOR WALLS



SELF SUPPORTING STAIR LANDING
@ INTERIOR WALLS
PLAN VIEW

SELF SUPPORTING STAIR LANDING DETAILS



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

6102 2 7 130

client Tice River Homes
project Legacy

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FIRM BCIN: 26995
DATE: *Jay*

SIGNATURE:

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.

25b **CORBEL MASONRY VENEER:**

- MASONRY VENEER TO BE CORBELLED AS PER O.B.C. 9.20.12.3.(1)

26 **FLOOR ASSEMBLIES:**

- 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 PLACED TO BE CALKED, OR PLACED ON A LAYER NOT LESS THAN 1" (25mm) THICK BEFORE COMPRESSION, OR FOAM GASKET, OR PLACED ON FULL BED OF MORTAR.
- 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
 - 1) & 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.

27

- FLOOR ASSEMBLY:**
 - O.B.C. 9.23.14.3, 9.23.14.4
 - 5/8" (15.9mm) WATERBOARD (R-1 GRADE) OR EQUIVALENT
 - FLOOR JOISTS AS PER FLOOR PLANS
- 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 1/2" (90mm) 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"
- EXTERIOR BALCONY ASSEMBLY:**
 - 1 1/4" X 3 1/2" (32mm X 89mm) PRESSURE TREATED DECKING W/ 1/4" SPACING
 - 2"x4" WOOD PURLINS (CUT DIAGONALLY) @ 12" O.C. LAYING UNFASTENED ON SINGLE PLY WATERPROOF ROOF MEMBRANE OR EQUIVALENT ON 5/8" (15.9mm) EXTERIOR GRADE PLYWOOD SHEATHING ON 2"x4" WOOD PURLINS (CUT DIAGONALLY) @ 12" O.C. DIRECTLY ON 2"x8" ROOF JOISTS @ 12" O.C. (OR AS NOTED ON PLAN)
 - EXTERIOR GUARD AS PER # 36g
 - SLOPE ASSEMBLY MINIMUM 2% TO ROOF SCUPPER
 - REQUIRED FOR OVER HEATED SPACES:
 - ADD 2"x2" (38mm x 38mm) CROSS PURLINS @ 16" (400mm) O.C. FOR VENTILATION OVER JOISTS (OBC 9.19.1.2. VENTING NOT LESS THAN 1/150 OF CEILING AREA)
 - ADD R31 (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. 1.9.29.5.3.)

28

- EXTERIOR FLAT ROOF ASSEMBLY:**
 - SINGLE PLY WATERPROOF ROOF MEMBRANE OR EQUIVALENT
 - INSTALLED PER MANUFACTURER'S SPECIFICATIONS.
 - 1/4" EXTERIOR GRADE WOOD PANEL TYPE UNDERLAY TAPERED PURLINS SLOPED MIN. 2% TO ROOF SCUPPER.
 - 3/8" EXTERIOR GRADE PLYWOOD SHEATHING ON
 - 2"x8" ROOF JOISTS @ 12" O.C. (OR AS NOTED ON PLAN)
 - REQUIRED FOR OVER HEATED SPACES:
 - ADD 2"x2" (38mm x 38mm) CROSS PURLINS @ 16" (400mm) O.C. FOR VENTILATION OVER JOISTS (OBC 9.19.1.2. VENTING NOT LESS THAN 1/150 OF CEILING AREA)
 - ADD R31 (RSI 5.46) INSULATION BETWEEN JOISTS
 - ADD CONTINUOUS AIR/VAPOUR BARRIER IN CONFORMANCE W/ O.B.C. 9.25.3. & 9.25.4.

30

- EXTERIOR BALCONY ASSEMBLY:**
 - 1 1/4" X 3 1/2" (32mm X 89mm) PRESSURE TREATED DECKING W/ 1/4" SPACING
 - 2"x4" WOOD PURLINS (CUT DIAGONALLY) @ 12" O.C. LAYING UNFASTENED ON SINGLE PLY WATERPROOF ROOF MEMBRANE OR EQUIVALENT ON 5/8" (15.9mm) EXTERIOR GRADE PLYWOOD SHEATHING ON 2"x4" WOOD PURLINS (CUT DIAGONALLY) @ 12" O.C. DIRECTLY ON 2"x8" ROOF JOISTS @ 12" O.C. (OR AS NOTED ON PLAN)
 - EXTERIOR GUARD AS PER # 36g
 - SLOPE ASSEMBLY MINIMUM 2% TO ROOF SCUPPER
 - REQUIRED FOR OVER HEATED SPACES:
 - ADD 2"x2" (38mm x 38mm) CROSS PURLINS @ 16" (400mm) O.C. FOR VENTILATION OVER JOISTS (OBC 9.19.1.2. VENTING NOT LESS THAN 1/150 OF CEILING AREA)
 - ADD R31 (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. 1.9.29.5.3.)

30b

- EXTERIOR FLAT ROOF ASSEMBLY:**
 - SINGLE PLY WATERPROOF ROOF MEMBRANE OR EQUIVALENT
 - INSTALLED PER MANUFACTURER'S SPECIFICATIONS.
 - 1/4" EXTERIOR GRADE WOOD PANEL TYPE UNDERLAY TAPERED PURLINS SLOPED MIN. 2% TO ROOF SCUPPER.
 - 3/8" EXTERIOR GRADE PLYWOOD SHEATHING ON
 - 2"x8" ROOF JOISTS @ 12" O.C. (OR AS NOTED ON PLAN)
 - REQUIRED FOR OVER HEATED SPACES:
 - ADD 2"x2" (38mm x 38mm) CROSS PURLINS @ 16" (400mm) O.C. FOR VENTILATION OVER JOISTS (OBC 9.19.1.2. VENTING NOT LESS THAN 1/150 OF CEILING AREA)
 - ADD R31 (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. 1.9.29.5.3.)

31

- ROOF ASSEMBLIES**
- 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 LAND BENEATH STARTER STRIP
 - EAVE PROTECTION NOT REQUIRED OVER UNHEATED SPACES.
 - STARTER STRIP AS PER O.B.C. 9.26.7.2.
 - STARTER STRIP NOT REQUIRED AS PER O.B.C. 9.26.7.2.(3)
 - 3/8" (10mm) PLYWOOD SHEATHING OR OSB (0-2 GRADE) WITH "H" CLIPS (APPROVED WOOD TRUSSES @ 24" (600mm) O.C. (REFER TO MANUFACTURER'S LAYOUT))
 - TRUSS BRACING AS PER TRUSS MANUFACTURER
 - EAVESTROUGH ON PREFINISHED FASCIA AND VENTED SOFFIT (VINYL OR ALUMINUM)
 - AIRC- 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. 1.9.29.5.3.)

32b

- 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 LAND BENEATH STARTER STRIP.
 - EAVE PROTECTION NOT REQUIRED OVER UNHEATED SPACES OR WHERE ROOF SLOPES ARE 8:12 OR GREATER PER O.B.C. 9.26.5.1.
 - STARTER STRIP AS PER O.B.C. 9.26.7.2.
 - STARTER STRIP NOT REQUIRED AS PER O.B.C. 9.26.7.2.(3)
 - 3/8" (10mm) PLYWOOD SHEATHING OR OSB (0-2 GRADE) WITH "H" CLIPS.
 - 2"x8" (38mm x 184mm) @ 16" O.C. W/ 2"x2" (38mm x 38mm) CROSS PURLINS @ 24" O.C. MAX. SPAN 13'-3" (4050mm) OR
 - 2"x10" (38mm x 235mm) @ 16" O.C. W/ 2"x2" (38mm x 38mm) CROSS PURLINS @ 24" O.C. MAX. SPAN 17'-0" (5180mm)
 - R31 (RSI 5.46) INSULATION
 - MIN. 3" CLEARANCE FROM U/S OF ROOF SHEATHING TO INSULATION
 - CONTINUOUS AIR/VAPOUR BARRIER IN CONFORMANCE WITH O.B.C. 9.25.3. & 9.25.4.
 - 1/2" (12.7mm) GYPSUM BOARD

◆ CLIENT SPECIFIC REVISIONS

I, JORGE MORENO DECLARE THAT I HAVE REVIEWED AND TAKEN DESIGN RESPONSIBILITY FOR THE DESIGN WORK ON BEHALF OF **BN 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: 26975
DATE: *J.M.*
SIGNATURE:

client
Tice River Homes

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	29-JUL-18	WU	JM					
5	RE-ISSUED FOR PERMIT	18-OCT-19	ES						

location
Ayr

marking name

33

- CONVENTIONAL FRAMING:**
 - O.B.C. TABLE A6 OR A7
 - 2" X 6" (38mm X 140mm) RAFTERS @ 16" (400mm) O.C. MAX. SPAN 12'-9" (3890mm)
 - 2"x4" (38mm X 89mm) COLLAR TIES AT MIDSPANS
 - CEILING JOISTS TO BE 2" X 6" (38mm X 140mm) @ 16" (400mm) O.C. UNLESS OTHERWISE NOTED.
 - HIP & VALLEY RAFTERS TO BE MIN. 2" (50mm) LARGER THAN COMMON RAFTERS & MIN. 1 1/2" (38mm) THICK.

34

- ATIC ACCESS HATCH:**
 - OBC 9.19.2.1. & 58-12.3.1.1.8.(1)
 - 19 3/4" X 27 1/2" (500mm X 700mm) ATIC HATCH WITH WEATHERSTRIPPING & BACKED W/ R20 (RSI 3.52) INSULATION.

35

- GENERAL:**
- PRIVATE STAIRS:**
 - O.B.C. 9.8.4.
 - MAX. RISE = 7-7/8" (200mm)
 - MIN. RUN = 8-1/4" (210mm)
 - MIN. TREAD = 9-1/4" (235mm)
 - MAX. NOSING = 1" (25mm)
 - MIN. HEADROOM = 6'-5" (1950mm)
 - MIN. WIDTH BETWEEN WALL FACES = 2'-10" (640mm)
 - MIN. WIDTH BETWEEN GUARDS = 2'-11" (900mm)
 - 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 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.
 - MEASURED VERTICALLY FROM THE TOP OF THE HANDRAIL TO A STRAIGHT LINE DRAWN FROM THE TANGENT TO THE TREAD NOSING
- 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 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)
 - HANDRAILS ARE TO BE CONTINUOUS INCLUDING AT LANDINGS EXCEPT WHERE INTERRUPTED BY DOORWAYS OR NEVEL POSTS AT CHANGES IN DIRECTION
 - HEIGHT:
 - O.B.C. 9.8.7.4
 - 2'-10" (865mm) MIN. TO 3'-2" (965mm) MAX.
 - MEASURED VERTICALLY FROM THE TOP OF THE HANDRAIL TO A STRAIGHT LINE DRAWN FROM THE TANGENT TO THE TREAD NOSING

36b

- EXTERIOR GUARDS @ JULIET BALCONY:**
 - FOR RAILING SPANNING MAXIMUM OF 6'-0".
 - PROVIDE PREEN, 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
- WASHROOMS TO BE MECHANICALLY VENTED TO PROVIDE AT LEAST ONE AIR CHANGE PER HOUR. O.B.C.- 9.32.1.3.(3)

38

- CAPPED DRYER VENT

40

- 1"x2" (19mmx38mm) BOTH SIDES OF STEEL.

41

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

42

- PRECAST CONC. STEP
- 2 RISERS MAXIMUM PERMITTED TO BE LAID ON GROUND

44

- SMOKE ALARM. O.B.C.- 9.10.19.
- PROVIDE 1 ON EACH FLOOR INCLUDING BASEMENTS
- PROVIDE 1 IN EACH BEDROOM
- INSTALL AT OR NEAR CEILING
- ALARMS WILL BE CONNECTED IN CIRCUIT AND INTERCONNECTED SO ALL ALARMS WILL BE ACTIVATED IF ANY ONE OF THEM SOUNDS AND HAVE A VISUAL SIGNALING COMPONENT
- ALARMS MUST BE HARDWIRED AND HAVE AN ALTERNATE POWER SOURCE THAT CAN POWER ALARM FOR 7 DAYS, FOLLOWED BY 4 MINUTES OF ALARM
- WHEN 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.

45

- 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

46

- 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)

47

- TRAVEL FROM A FLOOR LEVEL TO AN EXIT OR EGRESS DOOR SHALL BE LIMITED TO ONE FLOOR EXCEPT:
 - 1) WHERE THAT FLOOR LEVEL HAS ACCESS TO A BALCONY OR
 - 2) WHERE THAT FLOOR LEVEL HAS A WINDOW PROVIDING AN UNOBSTRUCTED OPENING OF NOT LESS THAN 3'-3" (1000mm) IN HEIGHT AND 21 5/8" (550mm) IN WIDTH; SUCH WINDOW SHALL BE LOCATED SO THAT THE SILL IS NOT MORE THAN 3'-3" (1000mm) ABOVE FLOOR AND 23'-0" (7.0m) ABOVE ADJACENT GROUND LEVEL.

49

- EXTERIOR COLUMN W/ MASONRY PIER:**
 - MIN. 6"x6" (140mm X 140mm) WOOD POST ANCHORED TO PORCH SLAB W/ METAL SADDLE.
 - TOP PORTION OF POST CLAD W/ DECOR. SURROUND PER ELEVATION DRAWINGS.
 - MASONRY VENEER SURROUND W/ PRECAST CONCRETE CAP. REFER TO ELEVATION DRAWINGS FOR PIER SIZE AND CAP HEIGHT.
 - SURROUND TO BE TIED W/ METAL TIES @ 16" (400mm) O.C. VERT. INSTALLED PER O.B.C. 9.20.9.4.
 - 3/4" AIR SPACE AROUND POST.
- MIN. 6"x6" (140mm X 140mm) WOOD POST CLAD W/ DECOR. SURROUND (PER ELEVATION DRAWINGS) ANCHORED TO CONC. CAP W/ METAL SADDLE.
- MASONRY PIER TO BE CONSTRUCTED SOLID W/ PRECAST CONCRETE CAP. REFER TO ELEVATION DRAWINGS FOR PIER SIZE AND CAP HEIGHT.
- NOTE: DECORATIVE STRUCTURAL COLUMNS MAY REPLACE 6" X 6" ABOVE PROVIDED THAT THEY ARE IN CONFORMANCE WITH O.B.C. 9.17.4.

49b

- EXTERIOR COLUMN:**
 - MIN. 6"x6" (140mm X 140mm) WOOD POST CLAD W/ DECOR. SURROUND (PER ELEVATION DRAWINGS) ANCHORED TO PORCH SLAB W/ METAL SADDLE
 - NOTE: DECORATIVE STRUCTURAL COLUMNS MAY REPLACE 6" X 6" ABOVE PROVIDED THAT THEY ARE IN ACCORDANCE WITH O.B.C. 9.17.4.

50

- COLD CELLARS:**
 - FOR COLD CELLARS PROVIDE THE FOLLOWING:
 - VENTING AREA TO BE EQUIVALENT TO 0.2% OF COLD CELLAR AREA.
 - COVER VENT W/ BUG SCREEN
 - WALL MOUNTED LIGHT FIXTURE
 - 1-1/2" FOR DOOR OPENING
 - 2'-8" X 6'-8" EXTERIOR TYPE DOOR (MIN. R-4 RSI 0.7)
 - INSULATE FULL HEIGHT OF INTERIOR BASEMENT WALL W/ R20 (RSI 3.52) CONTINUOUS INSULATION (ZONE 1 OBC 58-12.3.1.1.2.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
- 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)

50b

- 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)

51

- 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)

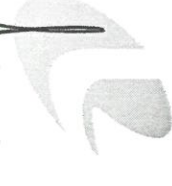
53

- INTERIOR GUARDS:**
 - O.B.C. 9.8.7 & 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
- EXTERIOR GUARDS:**
 - O.B.C. 9.8.7 & 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



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.

Imagine • Inspire • Create



model
40-02

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:

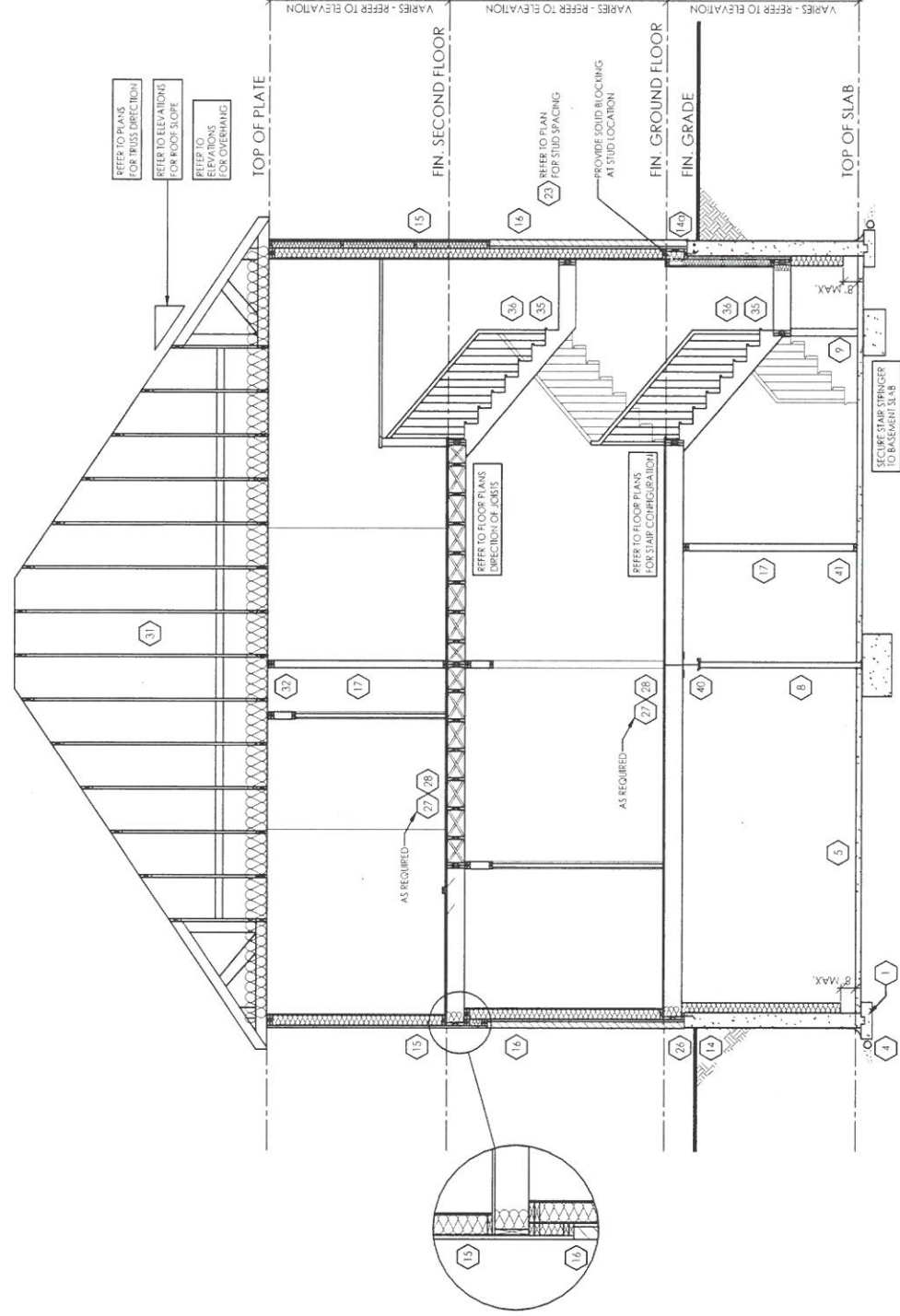
- REQUIRED AS PER OBC 9.29.2.1.

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.



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

◆ 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

S11	W 6 X 15
S12	W 6 X 20
S13	W 8 X 18
S14	W 8 X 21
S15	W 8 X 24

WOOD BEAMS

WD10	2/1 3/4" X7 1/4" (2.0E) LVL
WD11	3/1 3/4" X7 1/4" (2.0E) LVL
WD12A	1/1 3/4" X9 1/2" (2.0E) LVL
WD12	2/1 3/4" X9 1/2" (2.0E) LVL
WD13	3/1 3/4" X9 1/2" (2.0E) LVL
WD14A	1/1 3/4" X11 7/8" (2.0E) LVL
WD14	2/1 3/4" X11 7/8" (2.0E) LVL
WD15	3/1 3/4" X11 7/8" (2.0E) LVL
WD16A	1/1 3/4" X14" (2.0E) LVL
WD16	2/1 3/4" X14" (2.0E) LVL
WD17	3/1 3/4" X14" (2.0E) LVL

LINTELS

L9	4" X3-1/2" 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

SA	SMOKE ALARM (44)
WO	WATERPROOF DUPLEX OUTLET
VI	VENTS AND INTAKES
HO	HOSE BIB
EF	EXHAUST FAN
CC	COLD CELLAR VENT (50)
ST	STOVE VENT
FR	FIRE PLACE VENT
DR	DRYER VENT

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

- FLOOR DRAIN
- SOLID BEARING (TO BE MARKED WITH AS SUPPLIED NUMBER)
- POINT LOAD
- FLAT ARCH
- 2 STORY WALL
- EXT. LIGHT FIXTURE (WALL MOUNTED)
- HYDRO METER
- GAS METER

THESE DRAWINGS ARE NOT TO BE SCALED. ALL DIMENSIONS MUST BE VERIFIED BY CONTRACTOR PRIOR TO COMMENCEMENT OF ANY WORK. ANY DISCREPANCIES MUST BE REPORTED DIRECTLY TO RN DESIGN LTD.

Client: Tice River Homes
 project: Legacy
 location: Ayr
 marking 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:

#	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	26-06-18	WD	JM					
5	RE-ISSUED FOR PERMIT	18-04-19	ES	ES					

model: 40-02
 scale: 3/16" = 1'0"
 project #: 17052
 page: D3

Professional Engineer: ALVAREZ
 License No: 10014328
 RN design
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