

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.

TIGHTLY FIT ELECTRICAL BOXES WHERE BOXES ARE LOCATED ON BOTH SIDES OF WALL PROVIDING A F.R.R., OFFSET BOXES AT LEAST ONE STD SPACE TO MAINTAIN INTEGRITY OF FIRE SEPARATION.

CALL FOR INSPECTION OF EXCAVATION CRIBBING BEFORE POURING ANY CONCRETE

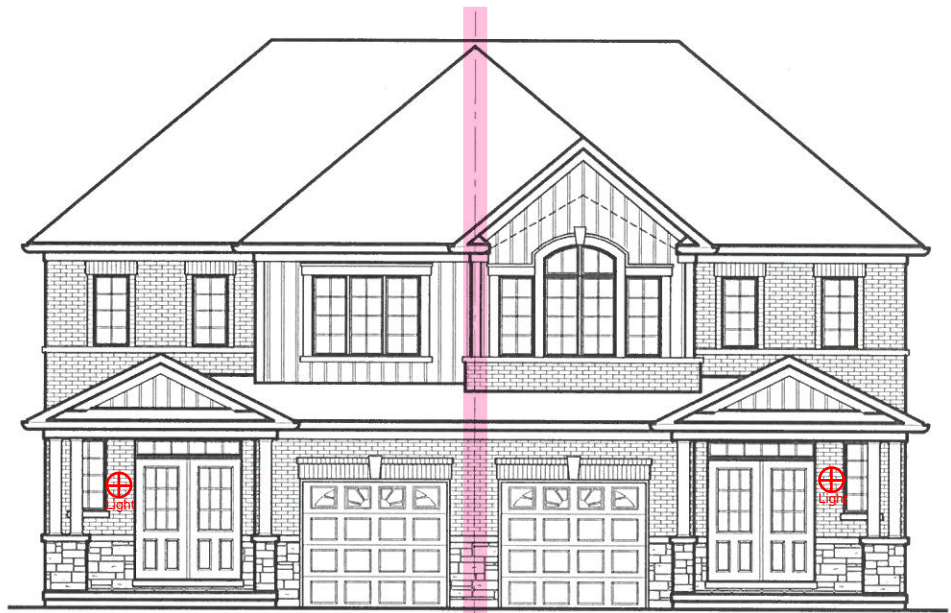
ANY MODIFICATIONS TO GRADING SHALL NOT ADVERSELY AFFECT NEIGHBORING PROPERTIES.

FINAL GRADING CERTIFICATE REQUIRED BEFORE FINAL INSPECTION SIGN-OFF



FRONT ELEVATION ELEV 'A' (LEFT)

FRONT ELEVATION ELEV 'A' (RIGHT)



FRONT ELEVATION ELEV 'B' (LEFT)

FRONT ELEVATION ELEV 'B' (RIGHT)

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.


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

Areas:

	ELEVATION 'A' (LEFT)		ELEVATION 'A' (RIGHT)		ELEVATION 'B' (LEFT)		ELEVATION 'B' (RIGHT)	
	SF	SM	SF	SM	SF	SM	SF	SM
GROUND FLOOR PLAN	826.1	76.7	826.1	76.7	826.1	76.7	826.1	76.7
SECOND FLOOR PLAN	1041.0	96.7	1053.3	97.9	1041.0	96.7	1058.6	98.3
TOTAL AREA	1867.1	173.5	1879.4	174.6	1867.1	173.5	1884.7	175.1
COVERAGE INC PORCH	1186.5	110.2	1186.5	110.2	1186.5	110.2	1186.5	110.2
COVERAGE NOT INC PORCH	1089.6	101.2	1089.6	101.2	1089.6	101.2	1089.6	101.2



**TOWNSHIP OF NORTH DUMFRIES
BUILDING DEPARTMENT**

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

Adam Miller

REVIEWED BY

12/17/2020

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

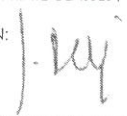
P.E. ENGINEERING
 1800-780-0000
 2019



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: 

SIGNATURE: _____

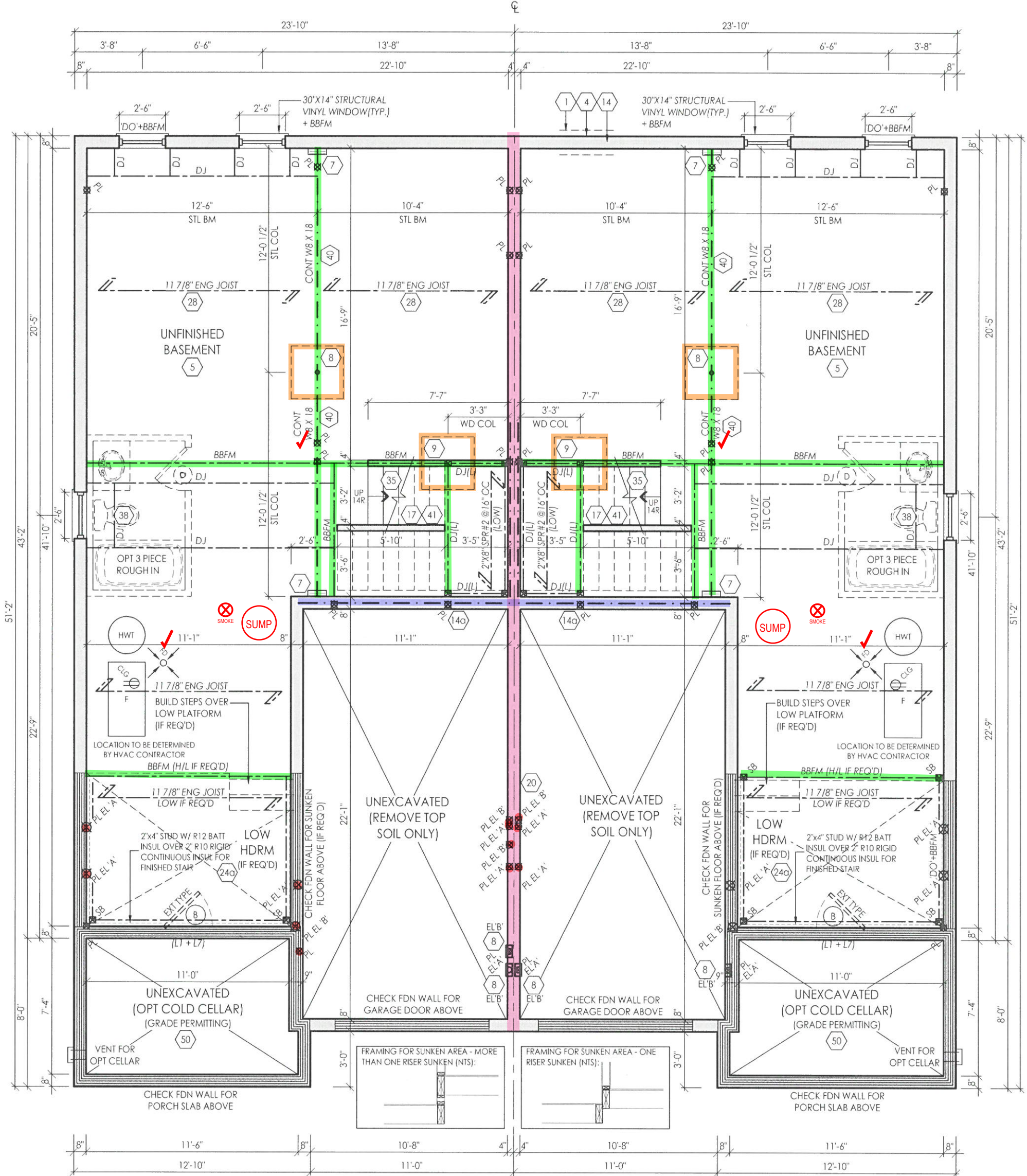
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1	ISSUED FOR CLIENT REVIEW	23-FEB-18	ES	ES	5	RE-ISSUED FOR PERMIT	18-Oct-19	ES	ES
2	REVISED PER TRUSS COORDINATION	20-JUL-18	LO	JM					
3	REVISED PER ENGINEER COMMENTS & ISSUED FOR PERMIT	20-JUL-18	WU	JM					
4	MADE ALL PARTIAL PLANS INTO FULL PLANS PER CITY COMMENTS	4-Oct-19	KC	ES					

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

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

page: A0

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



**BASMENT FLOOR PLAN
ELEV. 'A' & 'B' (LEFT)**

**BASMENT FLOOR PLAN
ELEV. 'A' & 'B' (RIGHT)**

INSULATION IS REQ'D TO BE CONTINUOUS.

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

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P.L.O. ENGINEERING
1000 SHEPPARD AVE. E. SUITE 100
SCARBOROUGH, ONT. M1B 4Y7
TEL: (416) 291-8888 FAX: (416) 291-8879

2019

LIC. P. ENG. PROFESSIONAL ENGINEER
J. G. ALVAREZ
100014328

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client
Tice River Homes
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Legacy

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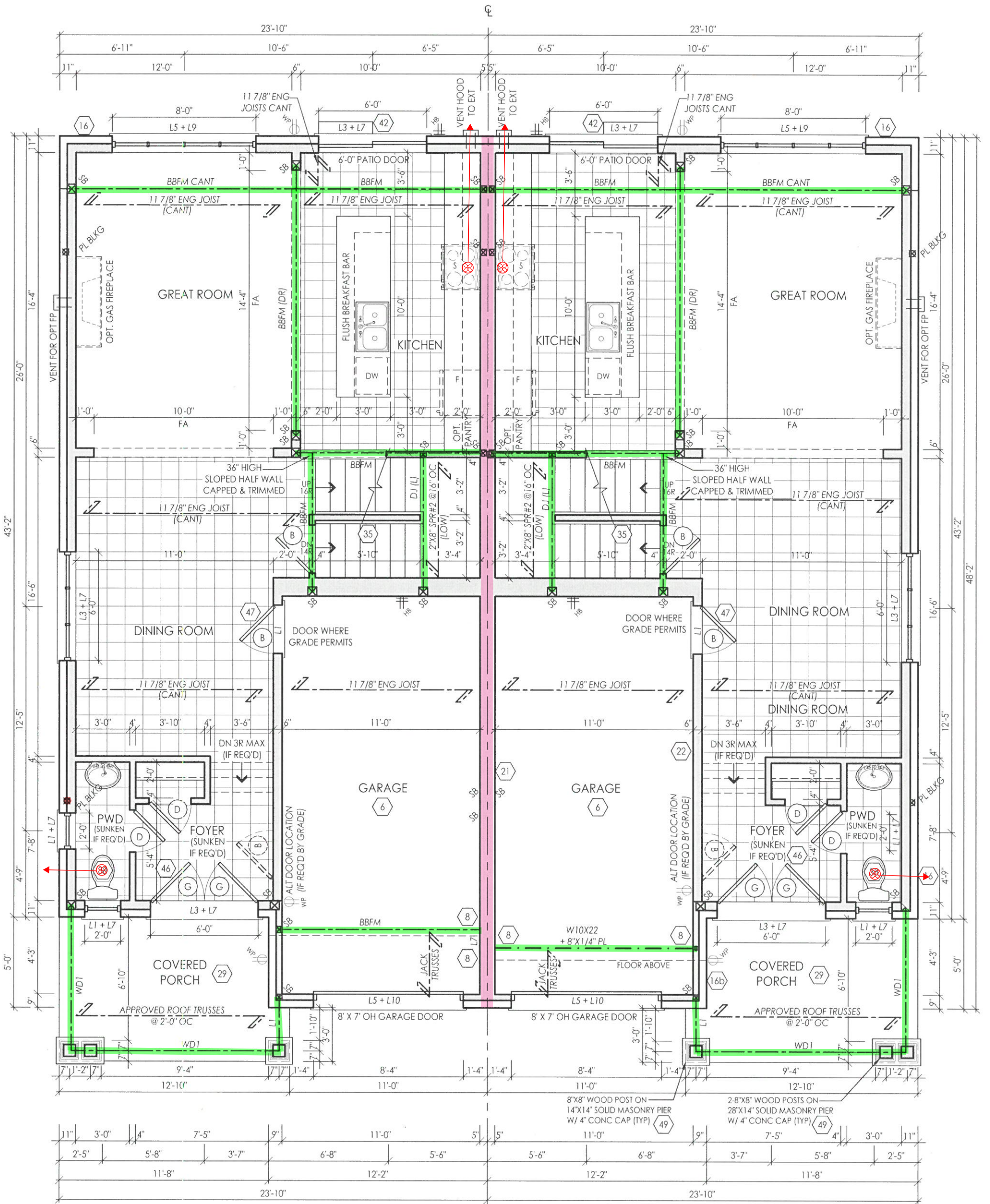
RN design
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model
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QUALIFIED DESIGNER BCIN: 47245
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DATE: *Jay*

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A1



GROUND FLOOR PLAN
ELEV. 'B' (LEFT)

GROUND FLOOR PLAN
ELEV. 'B' (RIGHT)

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

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PROFESSIONAL ENGINEERING
No. 790-0688 Fax: 647-892-8888

2019

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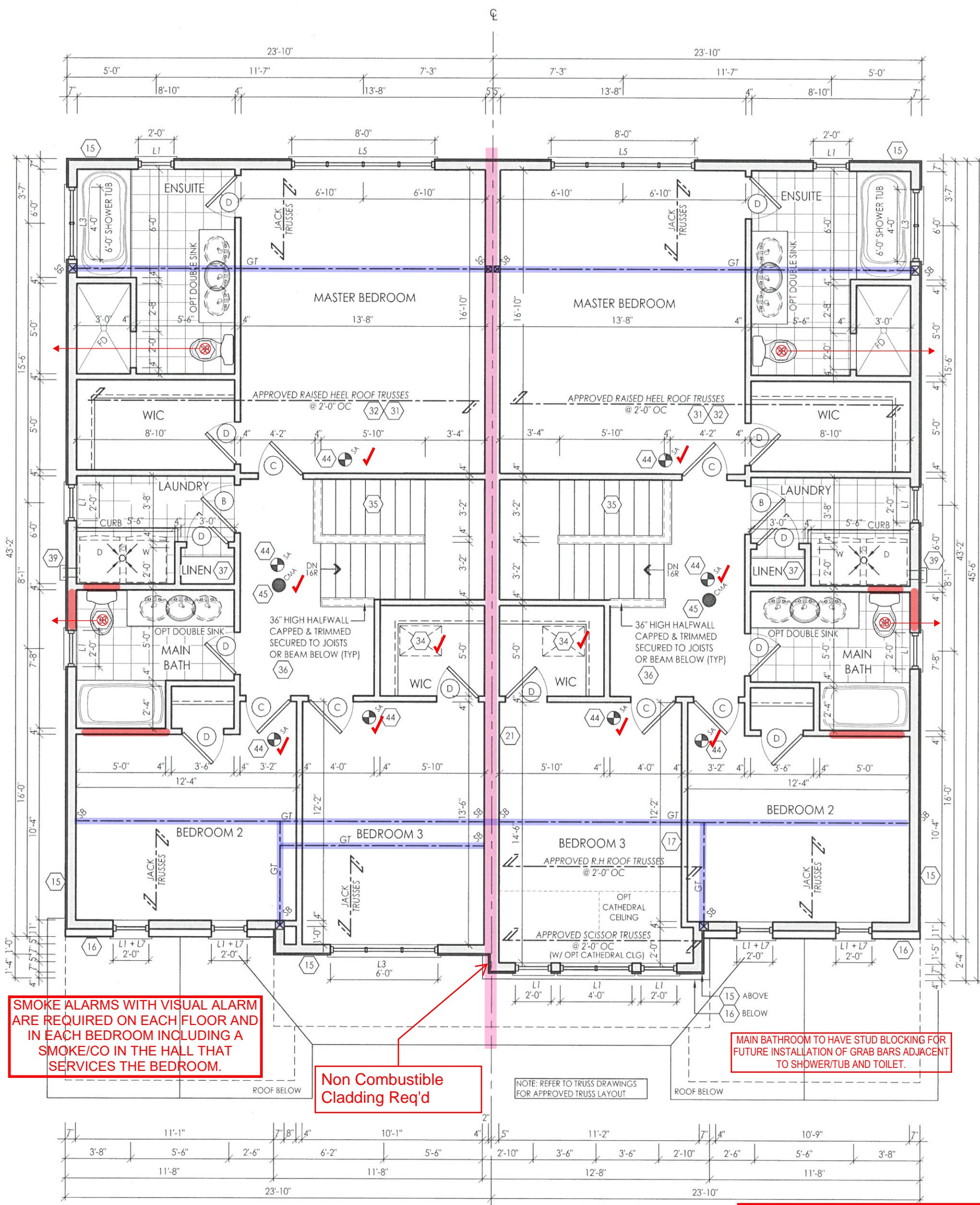
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SIGNATURE:

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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.

Non Combustible Cladding Req'd

MAIN BATHROOM TO HAVE STUD BLOCKING FOR FUTURE INSTALLATION OF GRAB BARS ADJACENT TO SHOWER/TUB AND TOILET.

SECOND FLOOR PLAN ELEV. 'B' (LEFT)

SECOND FLOOR PLAN ELEV. 'B' (RIGHT)

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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PICCO ENGINEERING
 2019
LICENSED PROFESSIONAL ENGINEER
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 100014328

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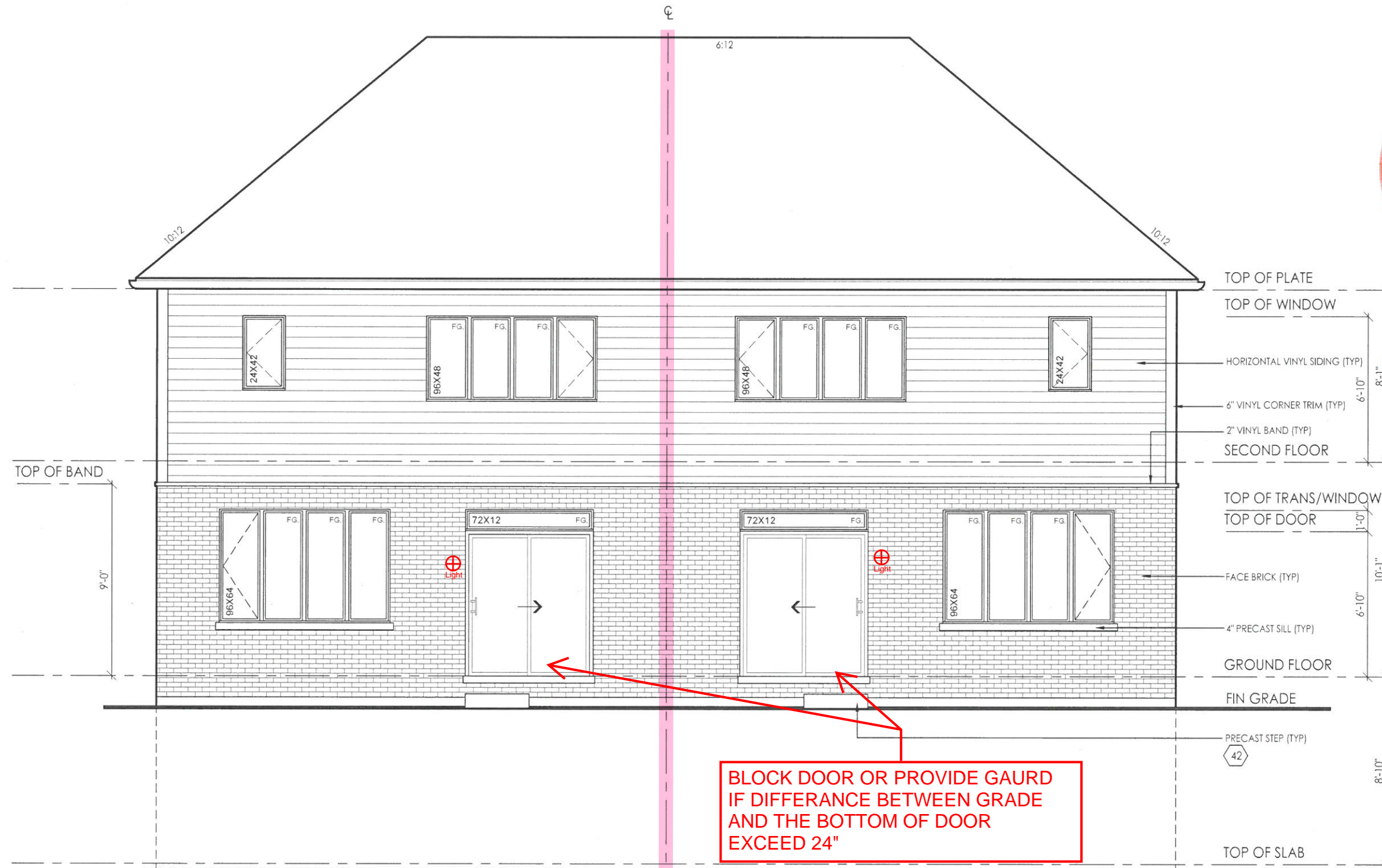
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Legacy

QUALIFIED DESIGNER BCIN: 47245
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REAR ELEVATION 'A' & 'B'
(RIGHT)

REAR ELEVATION 'A' & 'B'
(LEFT)

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



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

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location AYT

marketing name

client Tice River Homes
project Legacy

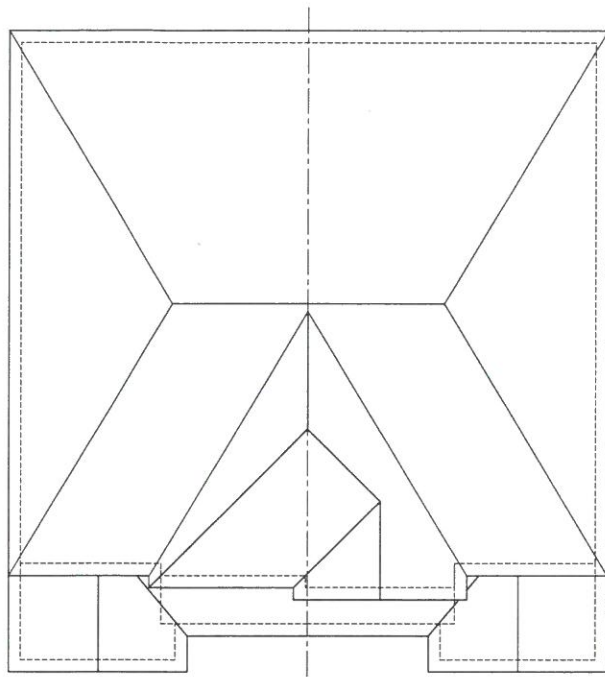
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DATE:

SIGNATURE:

J. J. J.



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" 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

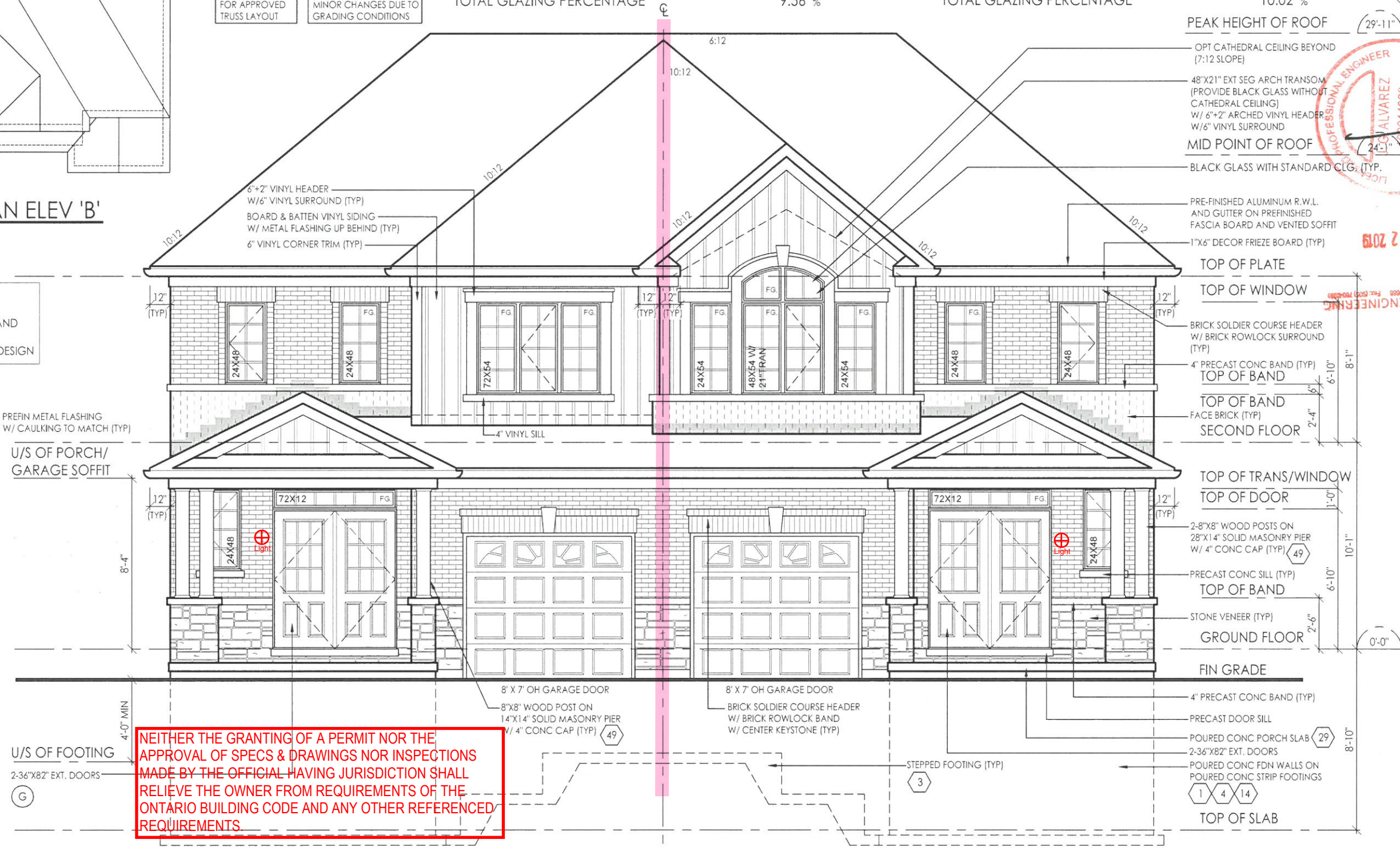
GROSS GLAZING AREA - (LEFT)

TOTAL PERIPHERAL WALL AREA	2650.60 SF	246.24 m ²
FRONT GLAZING AREA	57 SF	5.30 m ²
LEFT SIDE GLAZING AREA	70.92 SF	6.59 m ²
RIGHT SIDE GLAZING AREA	0 SF	0.00 m ²
REAR GLAZING AREA	125.45 SF	11.65 m ²
TOTAL GLAZING AREA	253.37 SF	23.54 m ²
TOTAL GLAZING PERCENTAGE	9.56 %	

GROSS GLAZING AREA - (RIGHT)

TOTAL PERIPHERAL WALL AREA	2680.25 SF	249.00 m ²
FRONT GLAZING AREA	72.06 SF	6.69 m ²
LEFT SIDE GLAZING AREA	0 SF	0.00 m ²
RIGHT SIDE GLAZING AREA	70.92 SF	6.59 m ²
REAR GLAZING AREA	125.45 SF	11.65 m ²
TOTAL GLAZING AREA	268.43 SF	24.94 m ²
TOTAL GLAZING PERCENTAGE	10.02 %	

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



FRONT ELEVATION ELEV 'B' (LEFT)

FRONT ELEVATION ELEV 'B' (RIGHT)

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PEAK HEIGHT OF ROOF (29'-11")

OPT CATHEDRAL CEILING BEYOND (7:12 SLOPE)

48"x21" EXT SEG ARCH TRANSOM (PROVIDE BLACK GLASS WITHOUT CATHEDRAL CEILING) W/ 6"x2" ARCHED VINYL HEADER W/ 6" VINYL SURROUND

MID POINT OF ROOF (24'-1")

BLACK GLASS WITH STANDARD CLG. (TYP.)

PRE-FINISHED ALUMINUM R.W.L. AND GUTTER ON PRE-FINISHED FASCIA BOARD AND VENTED SOFFIT

1"x6" DECOR FRIEZE BOARD (TYP.)

TOP OF PLATE

TOP OF WINDOW

BRICK SOLDIER COURSE HEADER W/ BRICK ROWLOCK SURROUND (TYP.)

4" PRECAST CONC BAND (TYP.)

TOP OF BAND

FACE BRICK (TYP.)

SECOND FLOOR

TOP OF TRANS/WINDOW

TOP OF DOOR

2-8"x8" WOOD POSTS ON 28"x14" SOLID MASONRY PIER W/ 4" CONC CAP (TYP.)

PRECAST CONC SILL (TYP.)

TOP OF BAND

STONE VENEER (TYP.)

GROUND FLOOR

FIN GRADE

4" PRECAST CONC BAND (TYP.)

PRECAST DOOR SILL

POURED CONC PORCH SLAB

2-36"x82" EXT. DOORS

POURED CONC FDN WALLS ON POURED CONC STRIP FOOTINGS

TOP OF SLAB

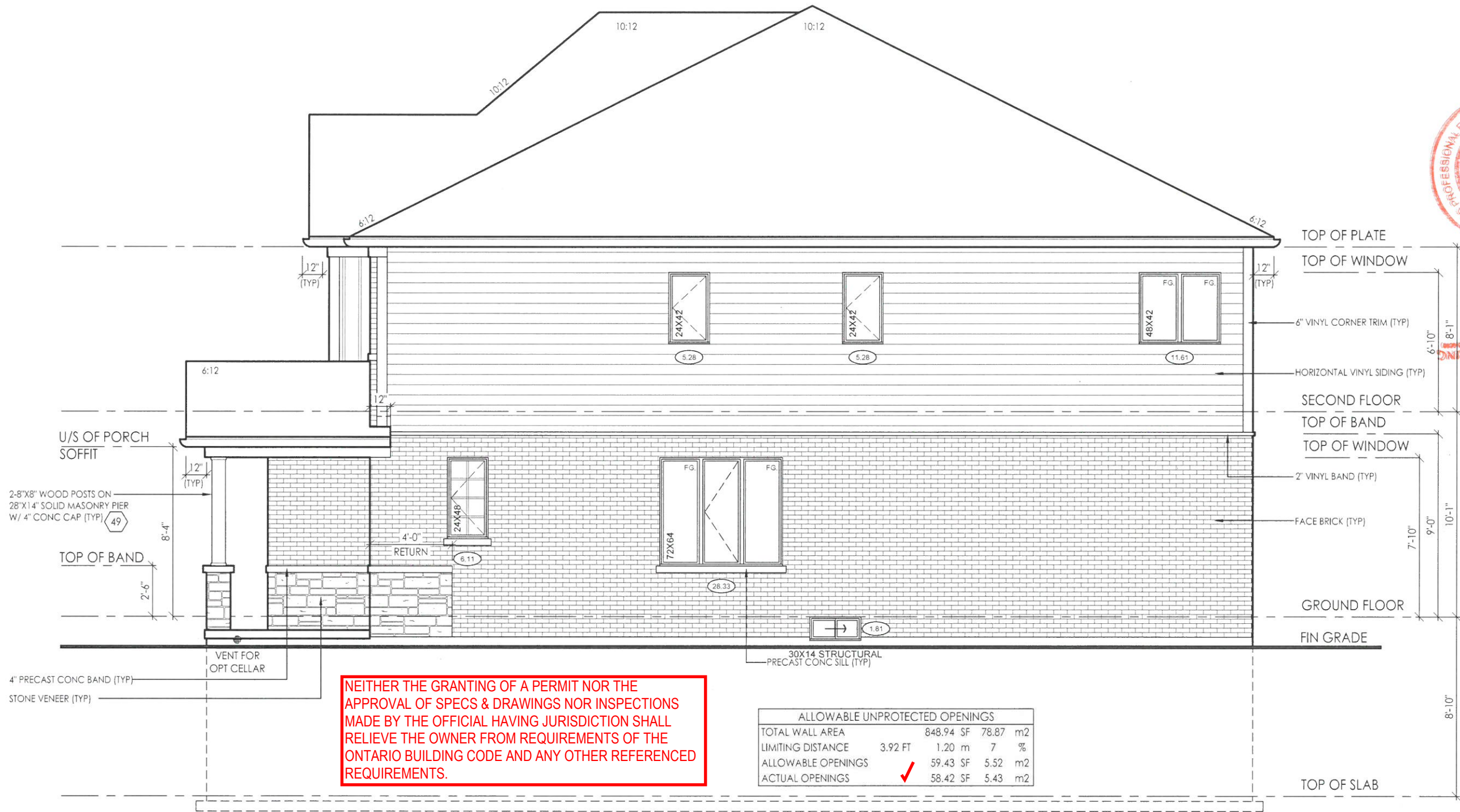
client: Tice River Homes
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Professional Engineer: J. Alvarez
 License No: 100014328

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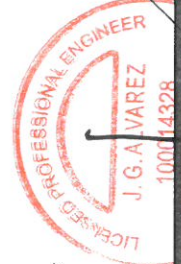
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ALLOWABLE UNPROTECTED OPENINGS			
TOTAL WALL AREA		848.94 SF	78.87 m2
LIMITING DISTANCE	3.92 FT	1.20 m	7 %
ALLOWABLE OPENINGS		59.43 SF	5.52 m2
ACTUAL OPENINGS		58.42 SF	5.43 m2

RIGHT SIDE ELEVATION 'B'



AVI design
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OCT 2 2019

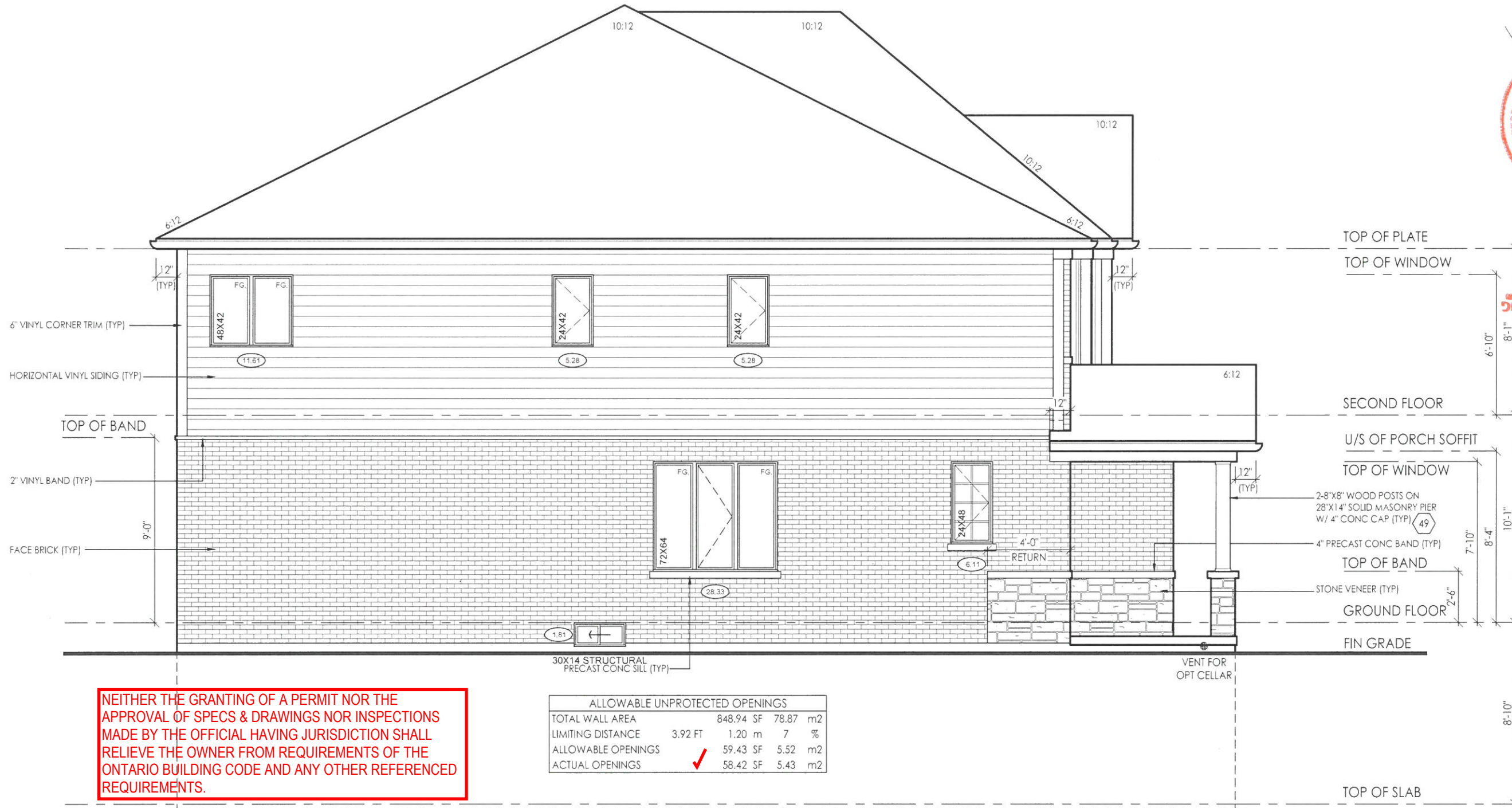
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client: **Tice River Homes**
project: **Legacy**

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.

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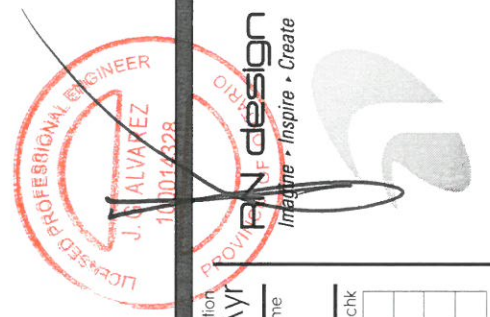
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ACTUAL OPENINGS	58.42 SF	5.43 m ²	

LEFT SIDE ELEVATION 'B'



DATE: 02 27 2019
 PICO ENGINEERING
 1001428

client: Tice River Homes
 project: Legacy

#	revisions	date	own	chk	#	revisions	date	own	chk
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QUALIFIED DESIGNER BCIN: 47245
 FIRM BCIN: 26995
 DATE:
 SIGNATURE: *J. Moreno*

CONSTRUCTION NOTES: - TOWNS & SEMIS

COMPLIANCE PACKAGE A1 - OBC 2012 - 2017 ENACTMENT

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

FOOTINGS / SLABS:

TYPICAL STRIP FOOTING:
O.B.C. 9.15.3.
-BASED ON 16'-1" (4.9m) MAX. SUPPORTED JOIST LENGTH

WOOD COLUMN:

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

WALL ASSEMBLIES:

FOUNDATION WALL:
O.B.C. 9.15.4.2.
-FOR WALLS NOT EXCEEDING 8'-2" (2500mm) IN LATERALLY SUPPORTED HEIGHT.
-8" (200mm) SOLID 2200psi (15MPa) CONCRETE

NEITHER THE GRANTING OF A PERMIT NOR THE APPROVAL OF THE DRAWINGS SHALL BE CONSIDERED AS A RELIEF FROM THE REQUIREMENTS OF THE ONTARIO BUILDING CODE AND ANY OTHER REFERENCED REQUIREMENTS.

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

1 TYPICAL STRIP FOOTING: (EXTERIOR WALLS)

O.B.C. 9.15.3.5.
-FIT 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)

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 7/8" (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
-4500psi (32MPa) COMPRESSIVE STRENGTH AFTER 28 DAYS FOR UNREINFORCED CONC. & W/ 5-8% AIR ENTRAINMENT - O.B.C. 9.3.1.6.
-6" x 6" (W2.9 X W 2.9) WIRE MESH LOCATED NEAR MID-DEPTH OF SLAB
-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 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/CSG-7.2-M WHERE IMPOSED LOAD DOES NOT EXCEED 36 KN (O.B.C. 9.17.3.4.)
COL. SPACING: FIG. SIZE:
2 STOREY
-MAX. 9'-10" (2997mm) - 34" X 34" X 16"
- (860mm X 860mm X 400mm)
-MAX. 16'-0" (4880mm) - 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)
-MAX. 16'-0" (4880mm) - 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

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 7/8" (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

19b FIREWALL:

O.B.C. 9.10.11. & 3.1.10. & SB-3 WALL = B6e (STC = 57, FIRE = 2 HR)
-ONE FIREWALL IS REQUIRED FOR EVERY 6460 S.F. (600 SQ.M) OF BUILDING AREA, O.B.C. T.3.2.2.47.
-1/2" (12.7mm) GYPSUM BOARD W/ TAPED JOINTS
-2" X 2" (38mm X 38mm) WOOD STRAPPING @ 24" (600mm) O.C. ON BOTH SIDES OF WALL
-SOUND ABSORPTIVE MATERIAL EACH SIDE FILLING 90% OF THE CAVITY
-7 1/2" (190mm) CONC. BLOCK, MIN. 2 HR. FIRE-RESISTANT RATING
-EVERY FIREWALL SHALL BE CONTINUOUS THROUGH ALL BUILDING STOREYS -STAGGER JOISTS & BEAMS MIN. 5" (130mm) @ FIRE WALLS AS PER O.B.C. 9.10.9.9.(1) & TABLE 2.1.1 SB-2
-ACOUSTICAL SEALANT AS PER O.B.C. SB-3 (NOTE (2) TO TABLE 1)
-PROTRUDE PAST FASCIA @ EAVES W/ BRICK CORBELLING
-EXTEND 5 7/8" (150mm) ABOVE ROOF SURFACES & HAVE ALUMINUM CAP W/ THROUGH WALL FLASHING PER O.B.C. 3.1.10.4.(1)
-WHERE THE DIFFERENCE IN HEIGHT BETWEEN ADJACENT ROOFS IS GREATER THAN 9'10" (3m), WALL NEED NOT EXTEND PAST UPPER ROOF SURFACE PER O.B.C. 3.1.10.4.(2)

20 PARTY WALL - FOUNDATION:

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

21 PARTY WALL - WOOD STUD:

O.B.C. SB-3 WALL = W13a (STC = 57, FIRE = 1 HR)
-MIN. 1HR FIRE-RESISTANCE RATING CONTINUOUS FROM TOP OF FOOTINGS TO THE U/S OF ROOF DECK
-2 ROWS 2" X 4" (38mm X 89mm) STUDS @ 16" (400mm) O.C. W/ SEPARATE 2" X 4" (38mm X 89mm) BOTTOM PLATE & SEPARATE DOUBLE 2" X 4" (38mm X 89mm) TOP PLATES
-SOUND ABSORPTIVE MATERIAL ON BOTH SIDES FILLING A MINIMUM OF 90% OF THE CAVITY.
-5/8" (16mm) TYPE 'X' GYPSUM BOARD BOTH SIDES W/ JOINTS TAPED & FILLED.
-ACOUSTICAL SEALANT AS PER O.B.C. SB-3 (NOTE (2) TO TABLE 1)
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.
-IF 2"x6" STUDS ARE USED AT STAIR OPENING CONTINUE TO USE ON REMAINING FLOORS AT THE STAIR OPENING AT 16" O.C.

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:

Table with columns: #, 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', 'RE-ISSUED FOR PERMIT'.

Professional Engineer stamp for J. G. THOMPSON, License No. 10100, dated OCT 22 2018. Includes 'RN design Imagine • Inspire • Create' logo and 'D1' page marker.

22 GARAGE WALL & CEILING:

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

22a WALLS ADJACENT TO ATTIC SPACE:

-1/2" (12.7mm) GYPSUM BOARD
-CONTINUOUS AIR/VAPOUR BARRIER IN CONFORMANCE W/ O.B.C.-9.25.3. & 9.25.4.

23 DOUBLE VOLUME WALLS:

O.B.C. 9.23.10.1.
-3/8" (9.5mm) PLYWOOD, OSB OR WATERBOARD SHEATHING
-REFER TO PLAN FOR STUD SPECIFICATION

24 EXPOSED FLOOR:

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

24a SUNKEN FINISHED AREAS:

-USE SOLID BUILT-UP WOOD BEARING POST TO SUPPORT SUNKEN AREA AT FOUNDATION WALLS. EXTEND FOOTINGS TO SUPPORT POSTS.

25 DOUBLE MASONRY WYTHE WALL:

O.B.C. 9.20.8.2.
-3 1/2" MASONRY VENEER ON 2" MORTAR JOINT ON 3 1/2" MASONRY VENEER
-WYTHES TO BE TIED W/ METAL TIES INSTALLED AS PER O.B.C. 9.20.9.4.

25a CORBEL MASONRY VENEER:

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

FLOOR ASSEMBLIES:

26 SILL PLATE:

O.B.C. 9.23.7.
-2" X 4" (38mm X 89mm) PLATE
-1/2" (12.7mm) DIA. ANCHOR BOLTS @ 7'-10" (2400mm) O.C. FASTENED TO PLATE W/ NUTS AND WASHERS & SHALL BE EMBEDDED NOT LESS THAN 4" (100mm) INTO FOUNDATION WALL.

27 BRIDGING & STRAPPING:

O.B.C. 9.23.9.4.
a) STRAPPING
-1" X 3" (19mm X 64mm) NAILED TO U/S OF JOISTS @ MAX. 6'-11" (2100mm) O.C. FASTENED TO SILL OR HEADER @ ENDS

28 FLOOR ASSEMBLY:

O.B.C. 9.23.14.3. 9.23.14.4
-5/8" (15.9mm) WAFERBOARD (R-1 GRADE) OR EQUIVALENT
-FLOOR JOISTS AS PER FLOOR PLANS

29 PORCH SLAB:

O.B.C. 9.39.1.4.
-4 7/8" (125mm) 4650 psi (32 MPa) CONC. SLAB WITH 5 TO 8% AIR ENTRAINMENT
-REINFORCE WITH 10M BARS @ 7 7/8" (200mm) EACH WAY

30 EXTERIOR BALCONY ASSEMBLY:

-1 1/4" X 3 1/2" PRESSURE TREATED DECKING W/ 1/4" SPACING
-2"x4" WOOD PURLINS (CUT DIAGONALLY) @ 12" O.C. LAYING UNFASTENED ON SINGLE PLY WATERPROOF ROOF MEMBRANE OR EQUIVALENT ON 5/8" (15.9mm) EXTERIOR GRADE PLYWOOD SHEATHING ON 2"x4" WOOD PURLINS (CUT DIAGONALLY) @ 12" O.C. DIRECTLY ON 2"x8" ROOF JOISTS @ 12" O.C. (OR AS NOTED ON PLAN)

30a EXTERIOR FLAT ROOF ASSEMBLY:

-SINGLE PLY WATERPROOF ROOF MEMBRANE OR EQUIVALENT INSTALLED PER MANUFACTURER'S SPECIFICATIONS.
-1/4" EXTERIOR GRADE WOOD PANEL TYPE UNDERLAY TAPERED PURLINS SLOPED MIN. 2% TO ROOF SCUPPER.

CLIENT SPECIFIC REVISIONS

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

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

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.

32 CEILING:

-R60 (RSI 10.56) INSULATION
-CONTINUOUS AIR/VAPOUR BARRIER IN CONFORMANCE W/ O.B.C. 9.25.3. & 9.25.4.

32a VAULTED OR CATHEDRAL CEILING:

O.B.C. TABLE A7
-NO. 210 (30.5KG/m2) ASPHALT SHINGLES
-FOR ROOFS BETWEEN 4:12 & 8:12 PITCH PROVIDE EAVES PROTECTION TO EXTEND UP THE ROOF SLOPE MIN. 2'-11" (900mm) FROM EDGE TO A LINE NOT LESS THAN 12" (300mm) PAST THE INSIDE FACE OF EXTERIOR WALL.

33 CONVENTIONAL FRAMING:

O.B.C. TABLE A6 OR A7
-2" X 6" (38mm X 140mm) RAFTERS @ 16" (400mm) O.C. MAX. SPAN 12'-9" (3890mm)
-2" X 4" (38mm X 89mm) COLLAR TIES AT MIDSPANS

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)

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)

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

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)

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

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)

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

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)

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.

37 LINEN CLOSET 4 SHELVES MIN. 1'-2" (350mm) DEEP

38 WASHROOMS TO BE MECHANICALLY VENTED TO PROVIDE AT LEAST ONE AIR CHANGE PER HOUR, O.B.C.-9.32.1.3.(3)

39 CAPPED DRYER VENT

40 1"x2" (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

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.

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.

47 GARAGE MAN DOORS TO BE GAS PROOFED WITH SELF CLOSER, WEATHERSTRIPPING, THRESHOLD & DEAD BOLT PER O.B.C. 9.10.13.15. -R4 (RSI 0.70)

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

NEITHER THE CONTRACTOR NOR THE APPROVAL OF SPECS & DRAWINGS NOR INSPECTIONS MADE BY THE OFFICIAL TESTING JURISDICTION SHALL RELIEVE THE CONTRACTOR FROM ANY OTHER REQUIREMENTS OF THE ONTARIO BUILDING CODE AND ANY OTHER APPLICABLE REQUIREMENTS.

Professional Engineer stamp for J. G. Alvarez, License No. 12222, dated 2019. Includes text: '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 information for Tice River Homes (Legacy), location Ayr, project 17052, scale 3/16" = 1'0". Includes a revision table with 5 entries and page number D2.

49 EXTERIOR COLUMN W/ MASONRY PIER:

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

49c EXTERIOR COLUMN:

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

50 COLD CELLARS:

- FOR COLD CELLARS PROVIDE THE FOLLOWING:
- VENTING AREA TO BE EQUIVALENT TO 0.2% OF COLD CELLAR AREA.
- COVER VENT W/ BUG SCREEN
- WALL MOUNTED LIGHT FIXTURE
- L1+L7 FOR DOOR OPENING
- 2'-8" X 6'-8" EXTERIOR TYPE DOOR (MIN.R-4 RSI 0.7)
- INSULATE FULL HEIGHT OF INTERIOR BASEMENT WALL W/ R20 (RSI 3.52) CONTINUOUS INSULATION (ZONE 1 OBC SB-12 T.3.1.1.2.A.)
- ALTERNATE INSULATION METHOD: 2" (51mm) R10 (RSI 1.76) RIGID INSULATION W/ 2"x4" (38mm X 89mm) WOOD STUD W/ R12 (RSI 2.11) BATT INSULATION

51 STUD WALL REINFORCEMENT:

- O.B.C. 9.5.2.3.
- WALL STUDS ADJACENT TO WATER CLOSETS & SHOWER BATH TUBS IN MAIN BATHROOM ARE TO BE REINFORCED TO PERMIT THE FUTURE INSTALLATION OF GRAB BARS AS PER O.B.C. 3.8.3.8.(3)(a)&(c) & 3.8.3.13.(2)(f) & 3.8.3.13.(4)(c)
- GRAB BARS TO BE INSTALLED AS PER O.B.C. 9.8.7.7.(2)

53 WINDOW GUARDS:

- @ STAIRS, LANDINGS & RAMPS - OBC 9.8.8.1.(8)
- WINDOW SILL AT 3'-0" (900mm) OR GREATER DOES NOT REQUIRE GUARDS
- @ FLOORS - OBC 9.8.8.1.(6)
- WINDOWS LESS THAN 1'-7" (480mm) ABOVE FLOORS WHERE ADJACENT GRADE IS GREATER THAN 5'-11" (1800mm) REQUIRE A GUARD PER OBC 9.8.8.2.
- OR -
- WINDOW TO BE NON-OPERABLE AND DESIGNED TO WITHSTAND LATERAL LOADS PER OBC 9.8.8.1.(8)(b)

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.

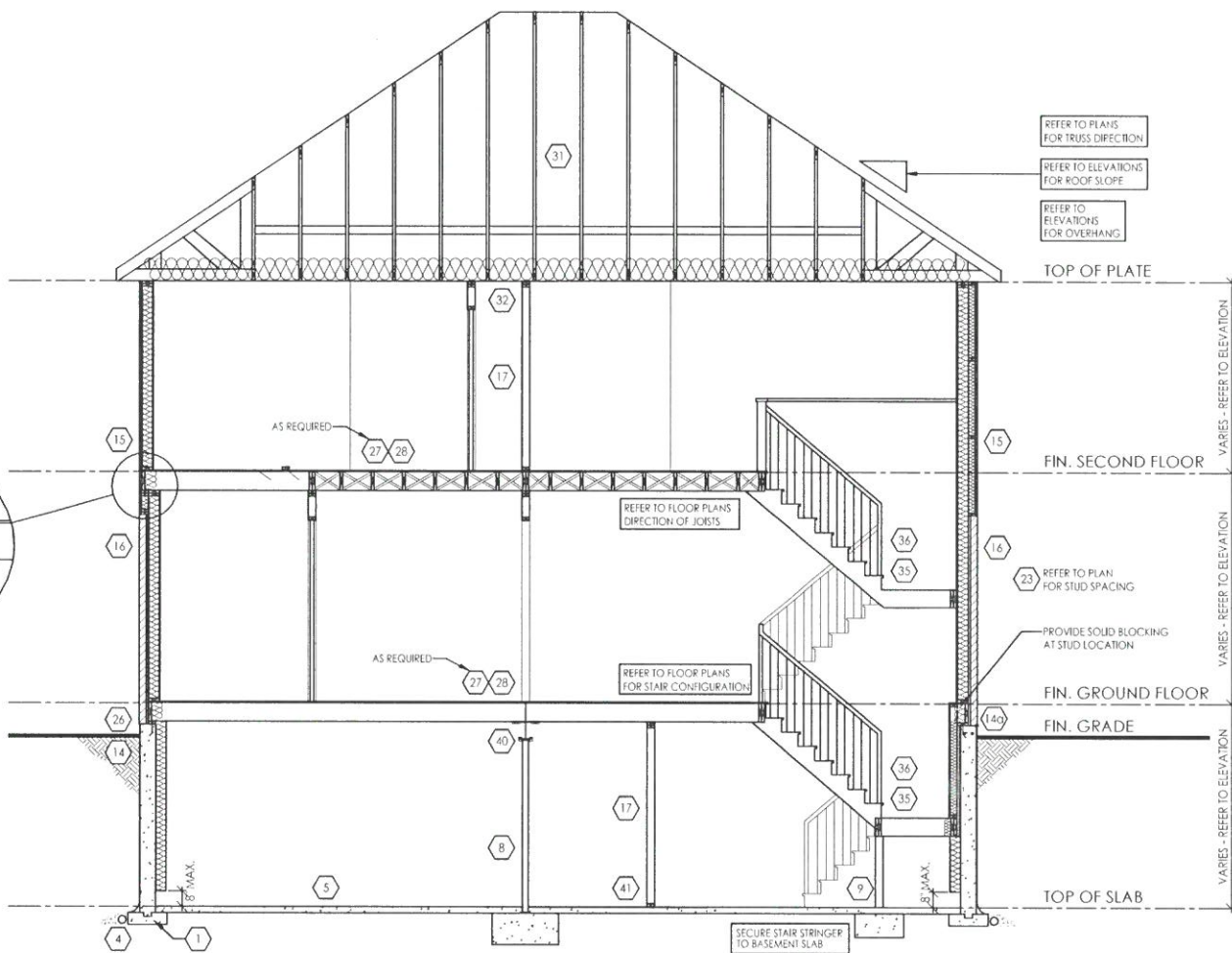
WINDOWS:

- 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.

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CLIENT SPECIFIC REVISIONS

SCHEDULES

- DOORS**
- A 865x2030x45 (2'10"x6'8"x1-3/4")
 - B 815x2030x35 (2'8"x6'8"x1-3/8")
 - C 760x2030x35 (2'6"x6'8"x1-3/8")
 - D 710x2030x35 (2'4"x6'8"x1-3/8")
 - E 460x2030x35 (1'6"x6'8"x1-3/8")
 - F 610x2030x35 (2'0"x6'8"x1-3/8")
 - G OVER SIZED EXTERIOR DOOR

- STEEL BEAMS**
- ST1 W 6 X 15
 - ST2 W 6 X 20
 - ST3 W 8 X 18
 - ST4 W 8 X 21
 - ST5 W 8 X 24

- WOOD BEAMS**
- WD1 3/2" X 8" SPR
 - WD2 4/2" X 8" SPR
 - WD3 5/2" X 8" SPR
 - WD4 3/2" X 10" SPR
 - WD5 4/2" X 10" SPR
 - WD6 5/2" X 10" SPR
 - WD7 3/2" X 12" SPR
 - WD8 4/2" X 12" SPR
 - WD9 5/2" X 12" SPR

- WOOD BEAMS (continued)**
- 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 (50)
- STOVE VENT
- FIRE PLACE VENT
- DRYER VENT
- CARBON MONOXIDE ALARM (CMA) (45)
- DOUBLE JOIST
- PRESSURE TREATED LUMBER
- GIRDER TRUSS
- ABOVE FINISHED FLOOR
- BEAM BY FLOOR MANUF (FL)
- FLUSH DROPPED
- REPEAT SAME JOIST SIZE
- UNDER SIDE
- FIXED GLAZING
- GLASS BLOCK
- BLACK GLASS
- FLOOR DRAIN (FD)
- SOLID BEARING (TO BE SAME WIDTH AS SUPPORTED MEMBER)
- POINT LOAD
- FLAT ARCH
- 2 STORY WALL
- EXT. LIGHT FIXTURE (WALL MOUNTED)
- HYDRO METER
- GAS METER

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

client
Tice River Homes
project
Legacy

location
Ayr
marketing name

RN design
Imagine • Inspire • Create

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

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

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

page
D3