

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.

CALL FOR INSPECTION OF EXCAVATION CRIBBING BEFORE POURING ANY CONCRETE

FINAL GRADING CERTIFICATE REQUIRED BEFORE FINAL INSPECTION SIGN-OFF



FRONT ELEVATION 'A'



FRONT ELEVATION '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.

### 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 FRONT ELEVATION 'A'  
ROOF PLAN ELEV 'A'
- A7 RIGHT SIDE ELEVATION 'A'
- A8 REAR ELEVATION 'A' & 'B'
- A9 LEFT SIDE ELEVATION 'A'
- A10 FRONT ELEVATION 'B'  
ROOF PLAN ELEV 'B'
- A11 RIGHT SIDE ELEVATION 'B'
- A12 LEFT SIDE ELEVATION 'B'
- D1 CONSTRUCTION NOTES
- D2 CONSTRUCTION NOTES
- D3 CONSTRUCTION NOTES

### Areas:

	ELEVATION 'A'		ELEVATION 'B'	
	SF	SM	SF	SM
GROUND FLOOR	919.5	85.4	919.5	85.4
SECOND FLOOR	1274.3	118.4	1260.9	117.1
<b>TOTAL AREA</b>	<b>2193.8</b>	<b>203.8</b>	<b>2180.4</b>	<b>202.6</b>
COVERAGE INC PORCH	1364.3	126.7	1364.3	126.7
COVERAGE NOT INC PORCH	1309.3	121.6	1309.3	121.6

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.



#### 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

07/17/2020

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

PICO ENGINEERING

2018



location  
Ayr

**RN design**  
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model  
36-02

scale  
3/16" = 1'0"

project #  
17052

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

QUALIFIED DESIGNER BCIN: 47245  
FIRM BCIN: 26995  
DATE:

SIGNATURE:

client  
Tice River Homes  
project  
Legacy

#	revisions	date	dwn	chk	#	revisions	date	dwn	chk
1	ISSUED FOR CLIENT REVIEW	23-FEB-18	BU	JM	5	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					

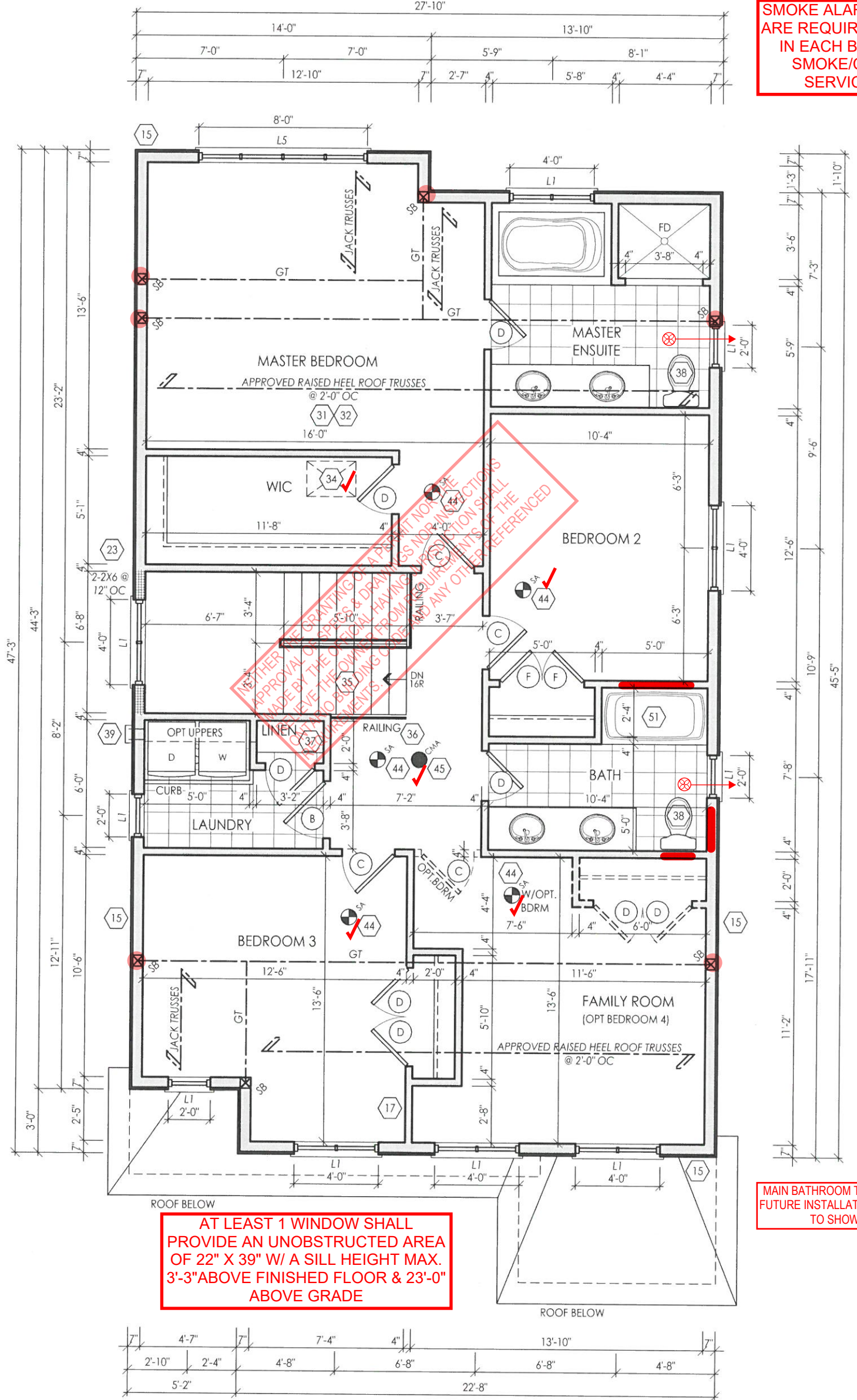
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**SMOKE ALARMS WITH VISUAL ALARM ARE REQUIRED ON EACH FLOOR AND IN EACH BEDROOM INCLUDING A SMOKE/CO IN THE HALL THAT SERVICES THE BEDROOM.**



**AT LEAST 1 WINDOW SHALL PROVIDE AN UNOBSTRUCTED AREA OF 22" X 39" W/ A SILL HEIGHT MAX. 3'-3" ABOVE FINISHED FLOOR & 23'-0" ABOVE GRADE**

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

**SECOND FLOOR ELEV. 'A'**

NOTE: REFER TO TRUSS DRAWINGS FOR APPROVED TRUSS LAYOUT

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

CCO ENGINEERING  
1000 W. 10th St. Suite 100  
Aurora, CO 80015  
Tel: (303) 755-1100



File: D:\ocodm\projects\17052\Architectural\Modell\36-17052-36-02-FINAL.dwg Plotted: Oct 18, 2019 8:45:13 AM

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*

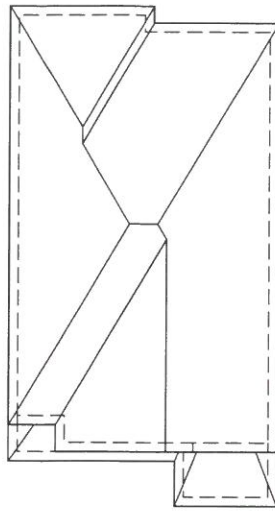
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project	Legacy	marketing name							
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2	REVISED PER TRUSS COORDINATION	23-APR-18	LO	JM					
3	REVISED PER ENGINEER COMMENTS & ISSUED FOR PERMIT	20-JUL-18	WU	JM					
5	RE-ISSUED FOR PERMIT	18-Oct-19	ES	ES					

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page

**A3**



ROOF PLAN ELEV 'A'

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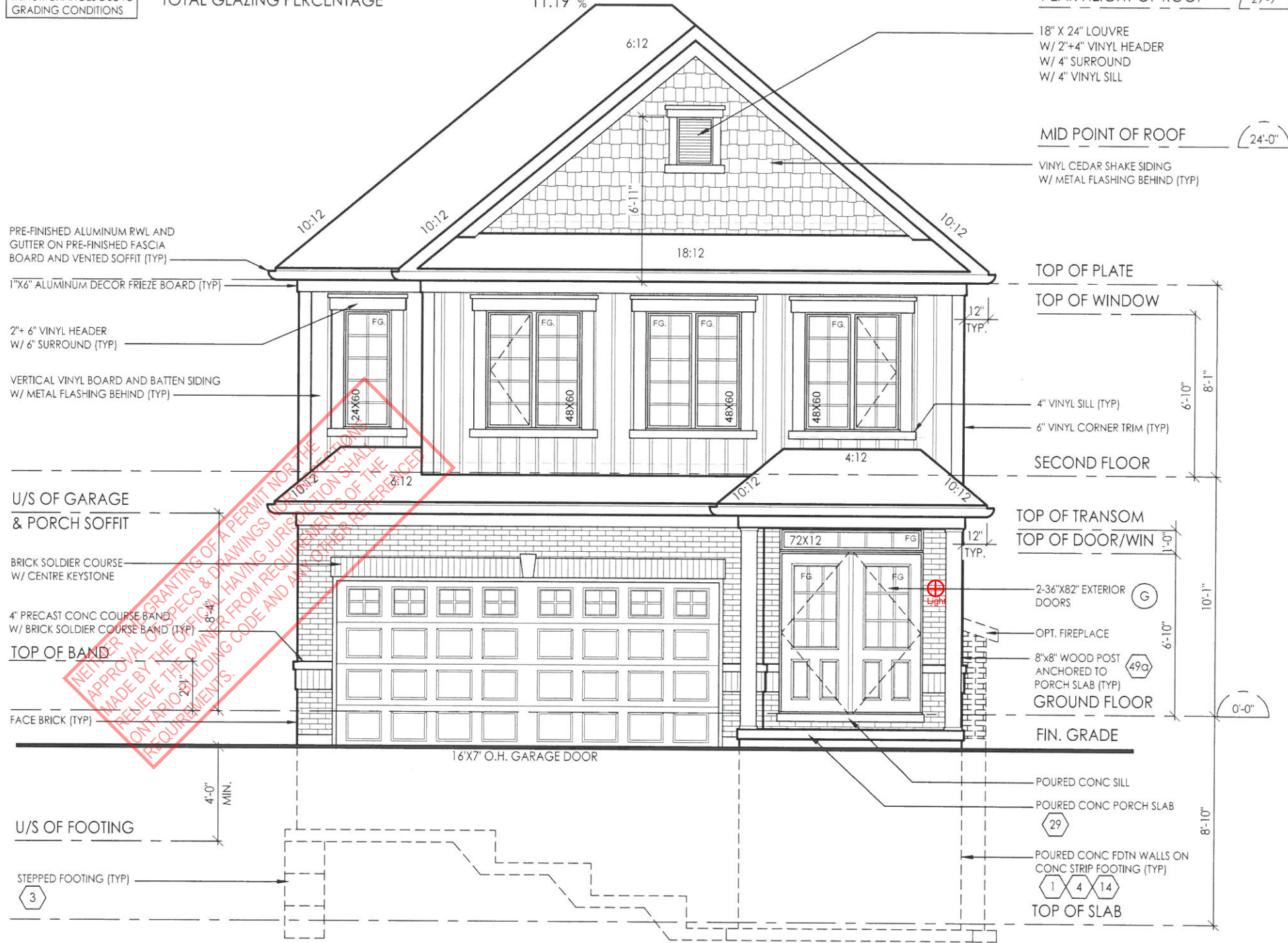
NOTE: ALL CONVENTIONAL ROOF FRAMING TO CONFORM TO PART 9 OF THE OBC. ROOF RAFTERS THAT MEET OR CROSS OVER TRUSSES ARE TO BE 2"x4" SPF @ 24" OC WITH A 2"x4" SPF VERTICAL POST TO THE TRUSS UNDER, AT EACH CROSS POINT. POSTS LONGER THAN 6' TO BE Laterally Braced so that the distance between end points & 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	2952.34 SF	274.27 m <sup>2</sup>
FRONT GLAZING AREA	74.86 SF	6.95 m <sup>2</sup>
LEFT SIDE GLAZING AREA	26.33 SF	2.45 m <sup>2</sup>
RIGHT SIDE GLAZING AREA	78.33 SF	7.28 m <sup>2</sup>
REAR GLAZING AREA	150.78 SF	14.01 m <sup>2</sup>
TOTAL GLAZING AREA	330.30 SF	30.68 m <sup>2</sup>
TOTAL GLAZING PERCENTAGE	11.19 %	



**STEP FOOTINGS AS REQUIRED  
24"H Max. X 24" L Min.**

FRONT ELEVATION 'A'

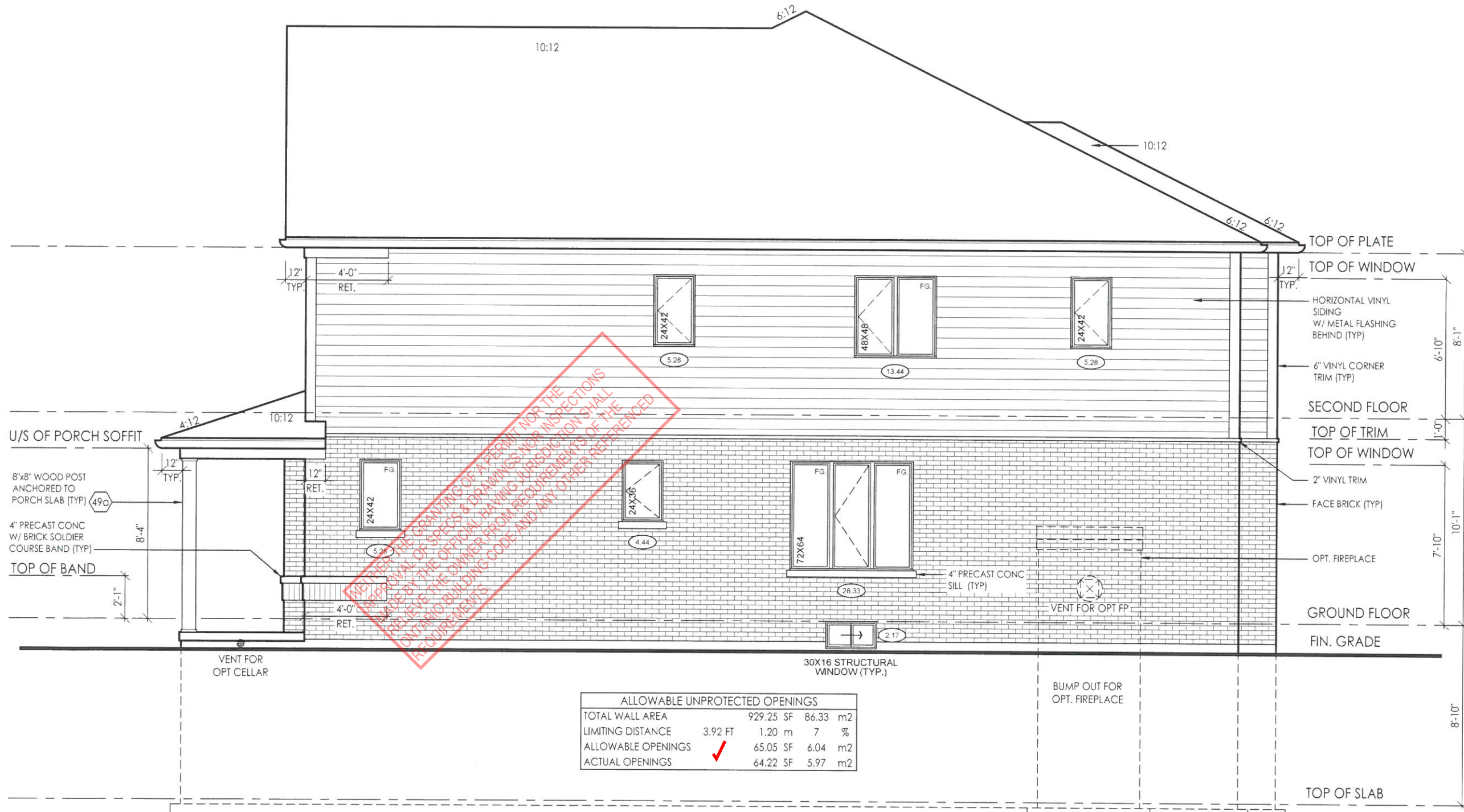


client Tice River Homes  
location AYR  
project Legacy  
marking name

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

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**RIGHT SIDE ELEVATION 'A'**

ALLOWABLE UNPROTECTED OPENINGS			
TOTAL WALL AREA		929.25 SF	86.33 m2
LIMITING DISTANCE	3.92 FT	1.20 m	7 %
ALLOWABLE OPENINGS	✓	65.05 SF	6.04 m2
ACTUAL OPENINGS		64.22 SF	5.97 m2

NO PART OF THE GRANTING OF A PERMIT NOR THE  
 EMPLOYMENT OF SPECS & DRAWINGS NOR INSPECTIONS  
 MADE BY THE OFFICIAL HAVING JURISDICTION SHALL  
 CONSTITUTE GUARANTEE OR WARRANTY OF THE  
 QUALITY OF THE BUILDING CODE AND ANY OTHER REFERENCED  
 REQUIREMENTS.



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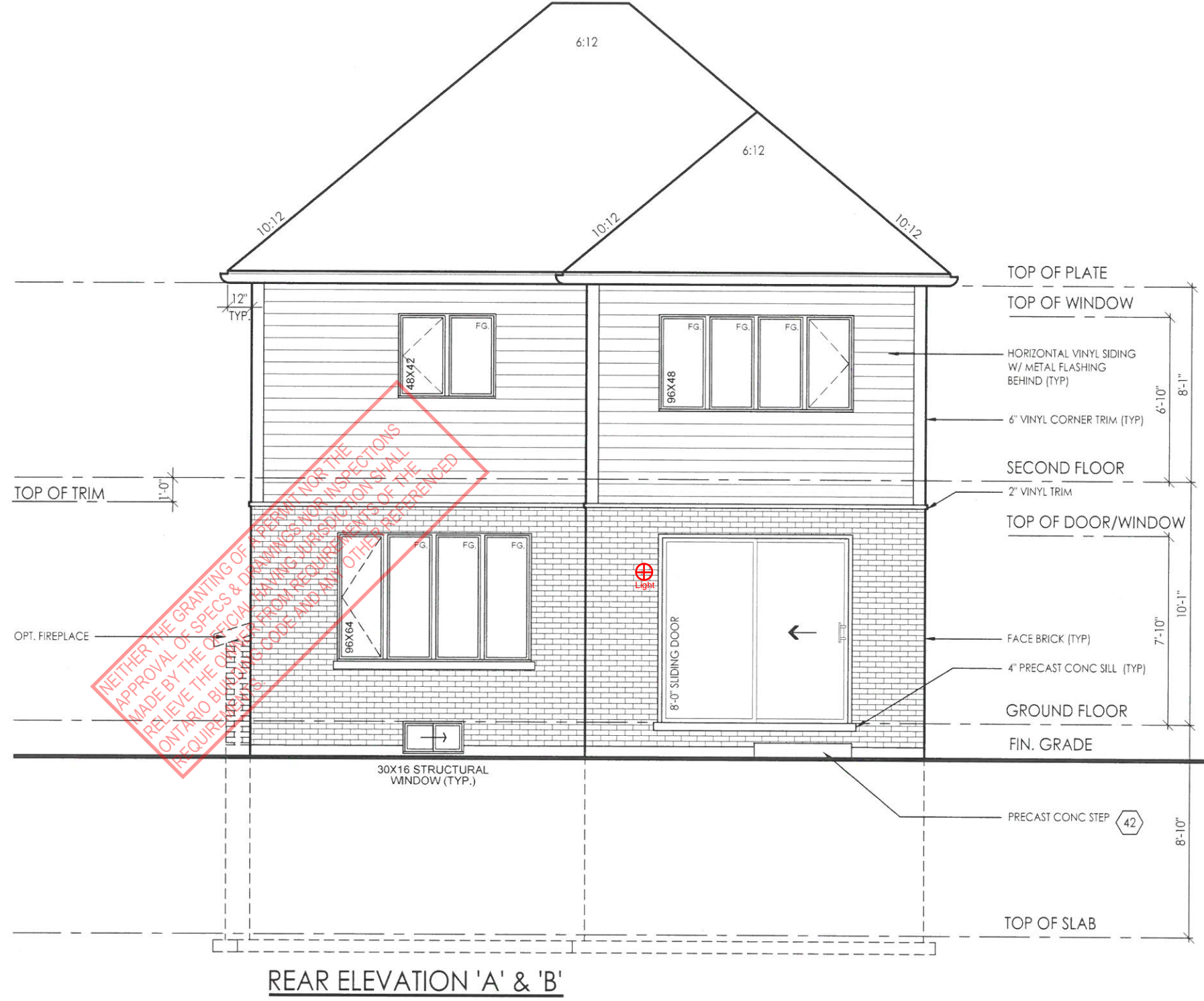
client: Tice River Homes  
 project: Legacy

#	revisions	date		dwn	chk	#
		RU	JM			
1	ISSUED FOR CLIENT REVIEW	23-FEB-18				
2	REVISED PER TRUSS COORDINATION	23-APR-18	LO	JM		
3	REVISED PER ENGINEER COMMENTS & ISSUED FOR PERMIT	26-JUL-18	WU	JM		
5	RESUBMITTED FOR PERMIT	18-OCT-19	ES	ES		

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

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NEITHER THE GRANTING OF  
 APPROVAL OF SPECS & DRAWINGS NOR THE  
 RELIEVE THE OWNER FROM REQUIREMENTS OF THE  
 ONTARIO BUILDING CODE AND ANY OTHER REFERENCED  
 REGULATIONS.



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model **36-02**  
 scale **3/16" = 1'0"**  
 project # **17052**  
 page **A8**

27 2018  
 PICO ENGINEERING

location **Ayr**  
 marking name

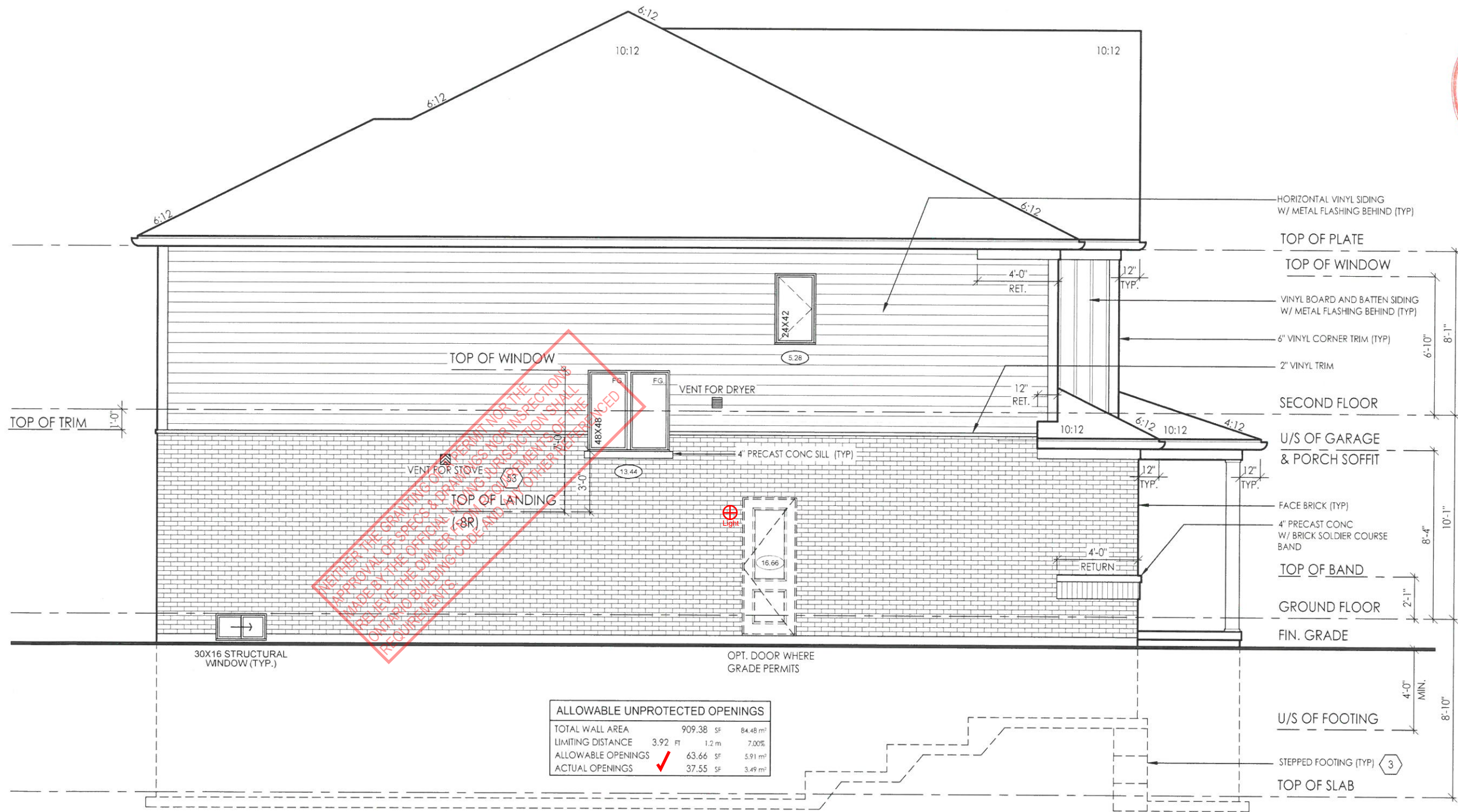
client **Tice River Homes**  
 project **Legacy**

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2	23-APR-18	REVISED PER TRUSS COORDINATION	23-APR-18	LO	JM				
3	26-JUL-18	REVISED PER ENGINEER COMMENTS & ISSUED FOR PERMIT	26-JUL-18	WU	JM				
5	18-OCT-18	REISSUED FOR PERMIT	18-OCT-18	ES	ES				

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 FIRM BCIN: **26995**  
 DATE: **July**  
 SIGNATURE:

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ALLOWABLE UNPROTECTED OPENINGS			
TOTAL WALL AREA	909.38 SF	84.48 m <sup>2</sup>	
LIMITING DISTANCE	3.92 FT	1.2 m	7.00%
ALLOWABLE OPENINGS	63.66 SF	5.91 m <sup>2</sup>	
ACTUAL OPENINGS	37.55 SF	3.49 m <sup>2</sup>	

**LEFT SIDE ELEVATION 'A'**



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project # 17052

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**A9**

client **Tice River Homes**

project **Legacy**

#	revisions	date	dwn	chk	#	revisions	
						date	dwn
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	26-JUL-18	WU	JM			
5	RE-ISSUED FOR PERMIT	18-OCT-19	ES	ES			

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FIRM BCIN: 26995  
DATE:

SIGNATURE:

*J. Alvarez*



CONSTRUCTION NOTES: - SINGLES

COMPLIANCE PACKAGE A1 - OBC 2012 - 2017 ENACTMENT

(UNLESS OTHERWISE NOTED)

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

-ALL DIMENSIONS GIVEN FIRST IN IMPERIAL FOLLOWED BY METRIC.

-THERMAL RESISTANCE VALUES BASED ON ZONE 1

FOOTINGS / SLABS:

TYPICAL STRIP FOOTING:

O.B.C. 9.15.3.
-BASED ON 16'-1"(4.9m) MAX. SUPPORTED JOIST LENGTH
-MIN. 2200psi (15MPa) CONCRETE AFTER 28 DAYS

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)

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

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

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)

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

FOUNDATION WALLS @ UNSUPPORTED OPENINGS:

-3-20M 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.)
-WALL SHEATHING MEMBRANE AS PER O.B.C. 9.27.3.2.

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:

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:

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/

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.
-2" X 6" (38mm X 140mm) WOOD STUDS @ 16" (400mm) O.C.

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

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.

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.

GARAGE SLAB / EXTERIOR SLAB:

-4" (100mm) CONCRETE SLAB
-4650psi (32MPa) COMPRESSIVE STRENGTH AFTER 28 DAYS FOR UNREINFORCED CONC. & W/ 5-8% AIR ENTRAINMENT - O.B.C. 9.3.1.6.
-6" X 6" (W2.9 X W 2.9) WIRE MESH LOCATED NEAR MID-DEPTH OF SLAB

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.

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).

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

FRAME WALL CONSTRUCTION @ GARAGE:

O.B.C. 9.23.
-SIDING OR STUCCO AS PER ELEVATIONS, MIN. 7 7/8" (200mm) FROM FINISHED GRADE (O.B.C. 9.28.1.4. & 9.27.)
-WALL SHEATHING MEMBRANE AS PER O.B.C. 9.27.3.2.

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

CLIENT SPECIFIC REVISIONS

ONTARIO REGULATION 1332/12 OBC AMMENDMENT O. REG. 139/17 JAN 1, 2018

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

QUALIFIED DESIGNER BCIN: 47245
FIRM BCIN: 26995
DATE:

SIGNATURE:

client Tice River Homes

project Legacy

location Ayr

marketing name

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

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model 36-02

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

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D1



**FRAME CONSTRUCTION:**

- ALL FRAMING LUMBER TO BE No.1 AND No. 2 SPF UNLESS NOTED OTHERWISE.
- ROOF LOADING IS BASED ON 1.5kPa SPECIFIED COMPOSITE SNOW AND RAIN LOADS.
- JOISTS TO HAVE MIN. 1-1/2" (38mm) END BEARING
- BEAMS TO HAVE MIN. 3-1/2" (89mm) END BEARING
- DOUBLE STUDS @ OPENINGS
- DOUBLE HEADER JOISTS AROUND FLOOR OPENINGS WHEN THEY ARE BETWEEN 3'-11" (1200mm) AND 10'-6" (3200mm)
- DOUBLE TRIMMER JOISTS WHEN HEADER JOIST LENGTH IS BETWEEN 2'-7" (800mm) AND 6'-7" (2000mm)
- DOUBLE JOISTS OR SOLID BLOCKING UNDER NON-LOAD BEARING PARALLEL PARTITIONS
- BEAMS TO BE PLACED UNDER LOADBEARING WALLS WHEN WALLS ARE PARALLEL TO FLOOR JOISTS
- BEAMS MAY BE A MAX. 24" (600mm) FROM LOADBEARING WALLS WHEN WALLS ARE PERPENDICULAR TO FLOOR JOISTS
- APPROVED METAL HANGERS TO BE USED FOR JOISTS AND BEAMS WHEN THEY FRAME INTO SIDES OF BEAMS, TRIMMERS AND HEADERS
- FLOOR JOISTS SUPPORTING ROOF LOADS SHALL NOT BE CANTILEVERED MORE THAN 15 3/4" (400mm) BEYOND SUPPORTS FOR 2" X 8" (38mm X 184mm)
- FLOOR JOISTS SUPPORTING ROOF LOADS SHALL NOT BE CANTILEVERED MORE THAN 23 5/8" (600mm) BEYOND SUPPORTS FOR 2" X 10" (38mm X 235mm) OR LARGER.

**WATERPROOF WALLS IN BATHROOMS:**

- REQUIRED AS PER OBC 9.29.2.1.

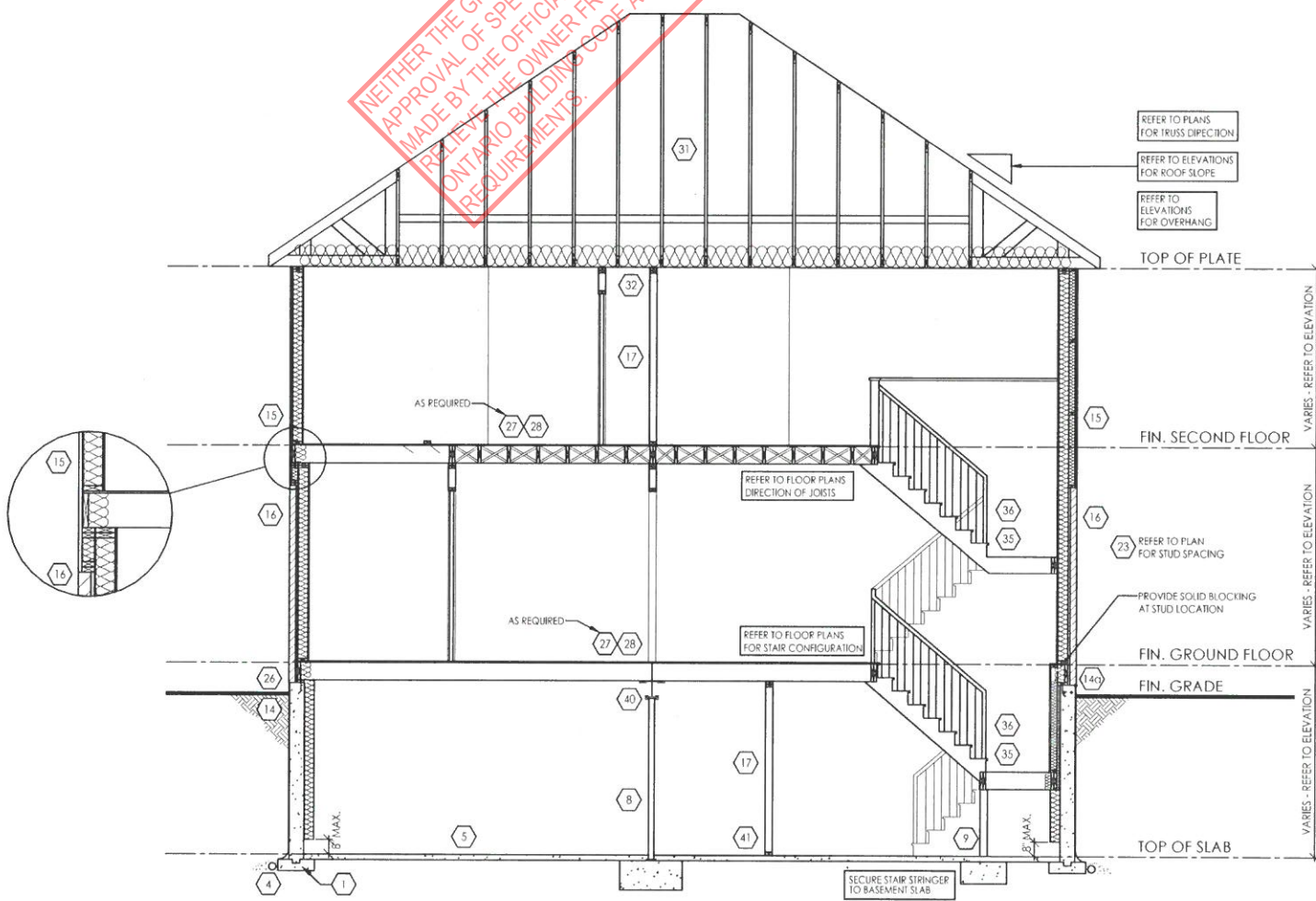
**WINDOWS:**

- WINDOWS TO BE SEALED TO THE AIR & VAPOR BARRIER
- WINDOWS THAT SEPARATE HEATED SPACE FROM UNHEATED SPACE SHALL HAVE AN OVERALL COEFFICIENT OF HEAT TRANSFER OF 1.6 W/(m2.K) OR
- AN ENERGY RATING OF NOT LESS THAN 25 FOR WINDOWS
- BASEMENT WINDOWS WITH LOAD BEARING STRUCTURAL FRAME SHALL BE DOUBLE GLAZED WITH LOW-E COATING
- SKYLIGHTS SHALL HAVE AN OVERALL COEFFICIENT OF HEAT TRANSFER OF 2.8 W/(m2.K)
- FOR GROSS GLAZED AREAS LESS THAN AND EQUAL TO 17%

**DRAIN WATER HEAT RECOVERY:**

- DWHR UNITS TO BE INSTALLED AS PER OBC SB-12.3.1.1.1.(22) & 3.1.1.12. SENTENCES (1) TO (6)
- DWHR ARE REQUIRED IN ALL DWELLING UNITS TO RECEIVE DRAIN WATER FROM ALL SHOWERS OR FROM AT LEAST 2 SHOWERS WHERE THERE ARE 2 OR MORE SHOWERS PROVIDED THERE IS A CRAWL SPACE OR STOREY BELOW THE SHOWERS.

NEITHER THE GRANTING OF A PERMIT NOR THE APPROVAL OF SPECS & DRAWINGS NOR INSPECTIONS MADE BY THE OFFICIAL HAVING JURISDICTION SHALL RELIEVE THE OWNER FROM REQUIREMENTS OF THE ONTARIO BUILDING CODE AND ANY OTHER REFERENCED REQUIREMENTS.



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

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

◆ CLIENT SPECIFIC REVISIONS

SCHEDULES

**DOORS** (46, 47)

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

**STEEL BEAMS**

ST1 W 6 X 15  
 ST2 W 6 X 20  
 ST3 W 8 X 18  
 ST4 W 8 X 21  
 ST5 W 8 X 24

**WOOD BEAMS**

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

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  
 L2 2/ 2" X 10" SPR  
 L3 2/ 2" X 12" SPR  
 L4 4" X 3-1/2" X 1/4" L  
 L5 4-7/8" X 3-1/2" X 5/16" L  
 L6 4-7/8" X 3-1/2" X 3/8" L  
 L7 3-1/2" X 3-1/2" X 1/4" L  
 L8 4-7/8" X 3-1/2" X 1/4" L  
 L9 4" X 3-1/2" X 1/4" L  
 L10 4-7/8" X 3-1/2" X 5/16" L  
 L11 4-7/8" X 3-1/2" X 3/8" L  
 L12 5/7/8" X 3-1/2" X 5/16" L  
 L13 5-7/8" X 3-1/2" X 3/8" L  
 L14 5-7/8" X 3-1/2" X 1/2" L  
 L15 5-7/8" X 4" X 1/2" L  
 L16 7-1/8" X 4" X 3/8" L  
 L17 7-1/8" X 4" X 1/2" L

PLAN/ELEVATION LEGEND

SMOKE ALARM (44)	CARBON MONOXIDE ALARM (CMA) (45)	FLOOR DRAIN
WATERPROOF DUPLEX OUTLET	DOUBLE JOIST	SOLID BEARING (TO BE SAME WIDTH AS SUPPORT MEMBER)
VENTS AND INTAKES	PRESSURE TREATED LUMBER	POINT LOAD
HOSE BIB	GIRDER TRUSS	FLAT ARCH
EXHAUST FAN (38)	ABOVE FINISHED FLOOR	2 STORY WALL
COLD CELLAR VENT (50)	BEAM BY FLOOR MANUF FLUSH	EXT. LIGHT FIXTURE (WALL MOUNTED)
STOVE VENT	DROPPED	HYDRO METER
FIRE PLACE VENT	REPEAT SAME JOIST SIZE	GAS METER
DRYER VENT	UNDER SIDE	
	FIXED GLAZING	
	GLASS BLOCK	
	BLACK GLASS	

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  
 project: Legacy  
 location: Avon  
 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: 36-02  
 scale: 3/16" = 1'0"  
 project #: 17052

page: **D3**

Signature: *Jorge Moreno*  
 RN design logo: Imagine • Inspire • Create  
 Stamp: 10014328  
 Stamp: JORGE MORENO, ENGINEER, 17052