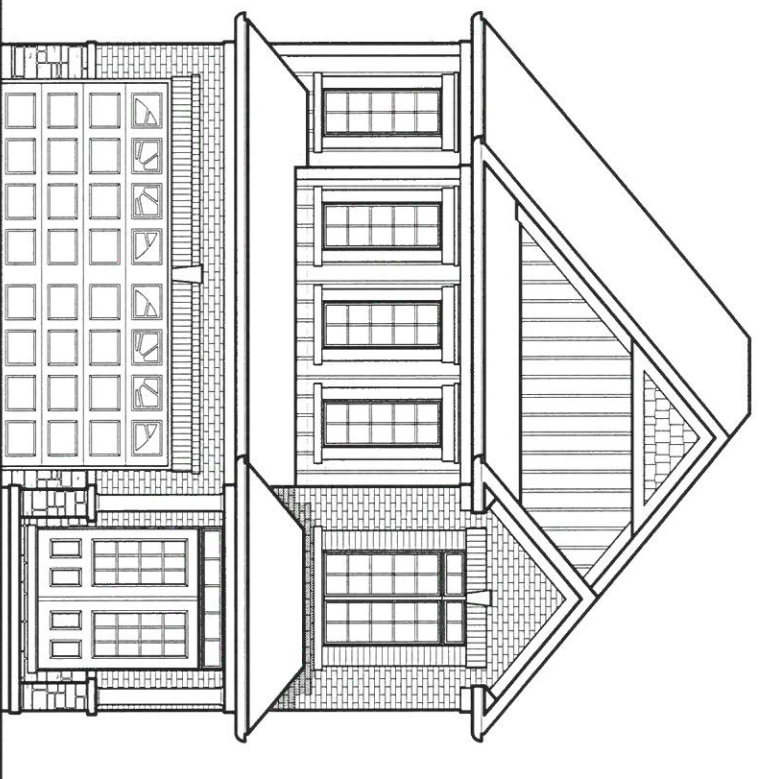


FRONT ELEVATION 'A'



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 PARTIAL GROUND FLOOR ELEV. 'B'
- A5 PARTIAL SECOND FLOOR ELEV. 'B'
- A5 FRONT ELEVATION 'A'
- A5 ROOF PLAN ELEV 'A'
- A6 RIGHT SIDE ELEVATION 'A'
- A7 REAR ELEVATION 'A' & 'B'
- A8 LEFT SIDE ELEVATION 'A'
- A9 FRONT ELEVATION 'B'
- A9 ROOF PLAN ELEV 'B'
- A10 RIGHT SIDE ELEVATION 'B'
- A11 LEFT SIDE ELEVATION 'B'
- D1 CONSTRUCTION NOTES
- D2 CONSTRUCTION NOTES
- D3 CONSTRUCTION NOTES

Areas:

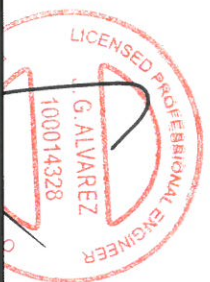
	ELEVATION 'A'		ELEVATION 'B'	
	SF	SM	SF	SM
GROUND FLOOR	919.5	85.4	919.5	85.4
SECOND FLOOR	1274.3	118.4	1260.9	117.1
TOTAL AREA	2193.8	203.8	2180.4	202.6
COVERAGE INC PORCH	1364.3	126.7	1364.3	126.7
COVERAGE NOT INC PORCH	1309.3	121.6	1309.3	121.6

Tice River Homes

Legacy

CCO ENGINEERING
 (951) 753-9632 Fax: (951) 758-9878

JUL 23 2018



Client: Tice River Homes
 project: Legacy
 jobcption: AYR
 marketing name:

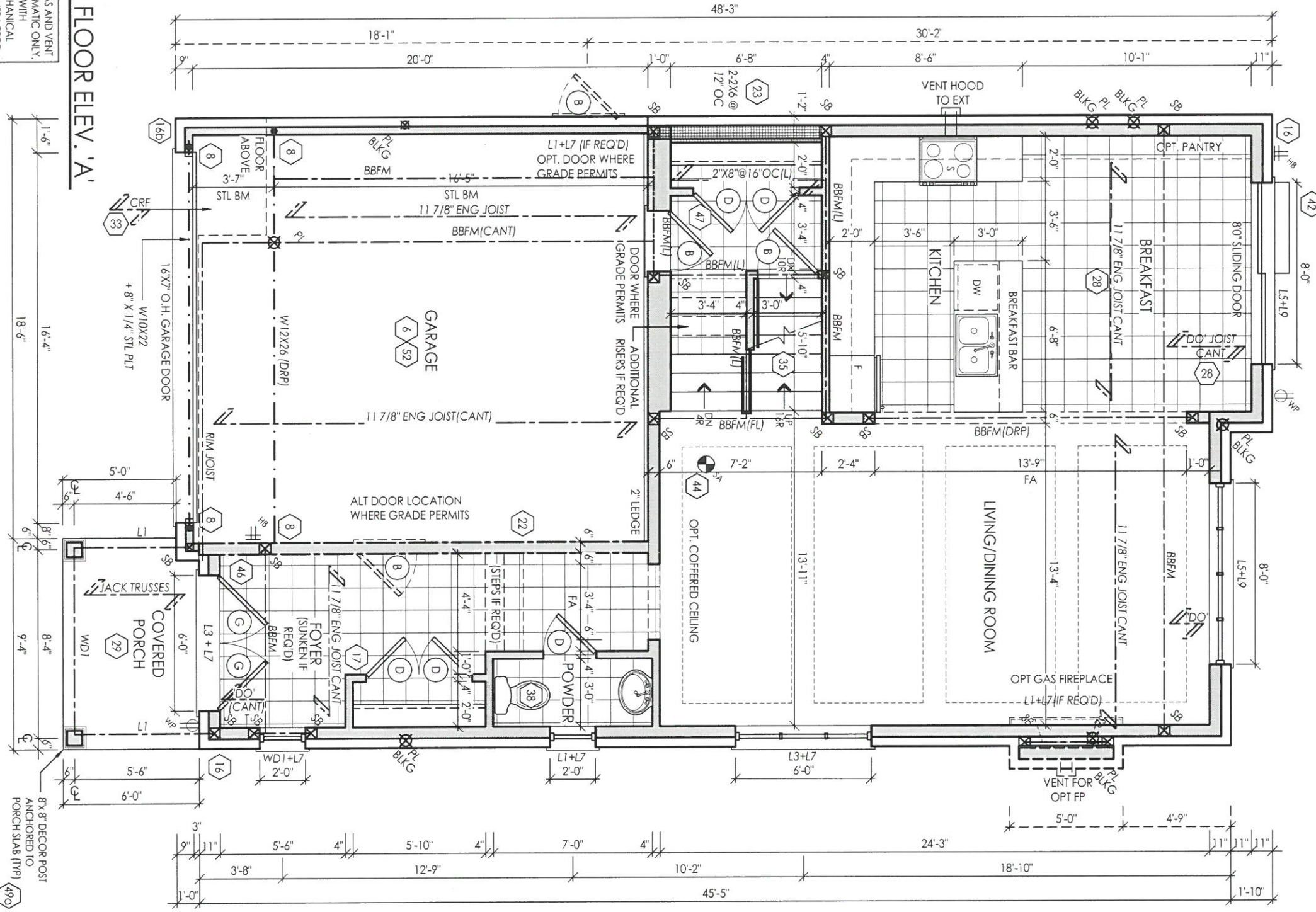
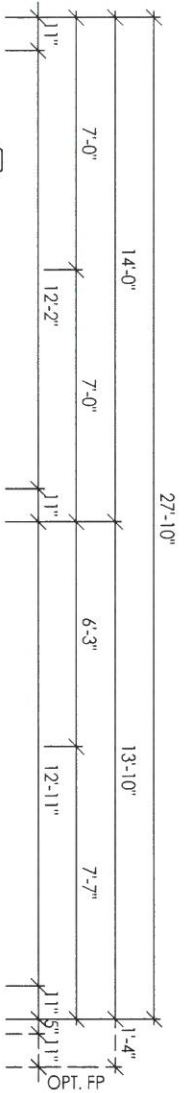
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1	ISSUED FOR CLIENT REVIEW	23-FEB-18	BU	JM					
2	REVISED PER TRUSS COORDINATION	23-APR-18	LO	JM					
3	REVISED PER ENGINEER COMMENTS & ISSUED FOR PERMIT	20-JUL-18	WU	JM					

model: 36-02
 PIN design
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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: 26995
 SIGNATURE:

A0

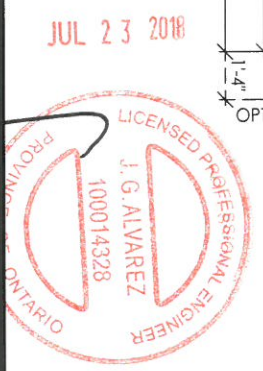
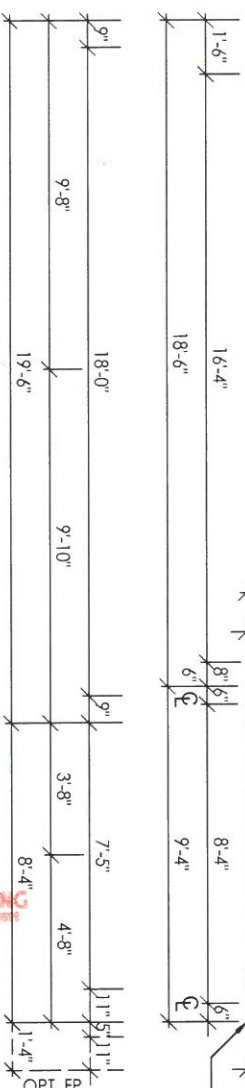


GROUND FLOOR ELEV. 'A'

NOTE: ELECTRICAL, GAS AND VENT LOCATIONS ARE SCHEMATIC ONLY. TO BE COORDINATED WITH ELECTRICAL AND MECHANICAL DRAWINGS BY THE CONTRACTOR

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

NOTE: CONC FRONT PORCH POURED PRIOR TO BRICK



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

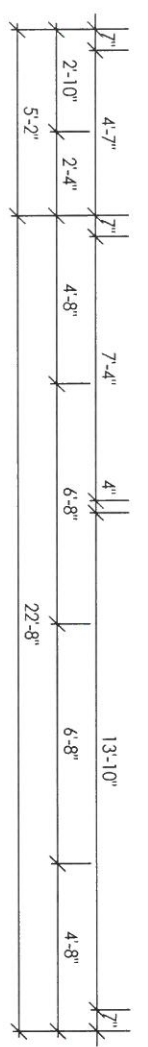
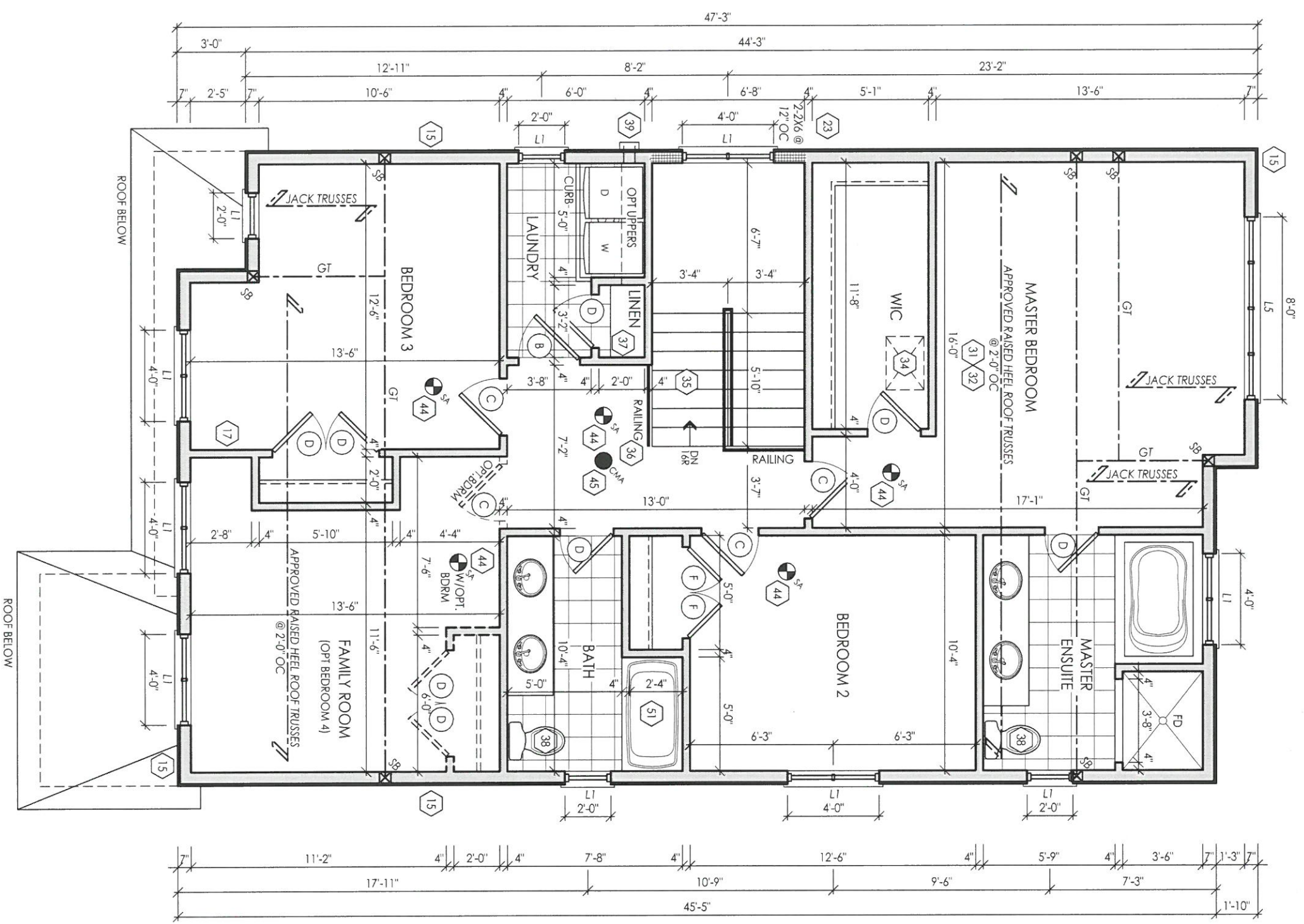
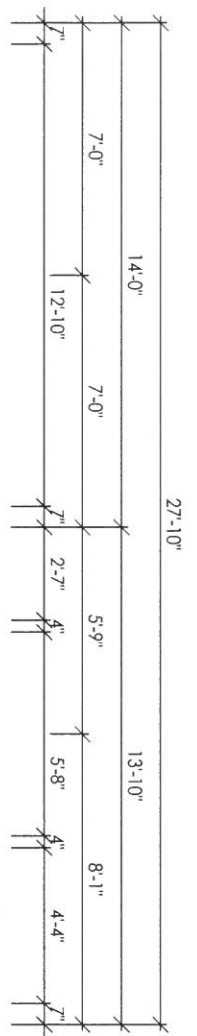
QUALIFIED DESIGNER BCIN: 47245
 FIRM BCIN: 26995
 DATE: *[Signature]*

Client		Tice River Homes		Location		AYT	
project		Legacy		marketing name			
#	revisions	date	dwn	chk	#	revisions	date
1	ISSUED FOR CLIENT REVIEW	23/08/18	BU	JM			
2	REVISED PER TRUSS COORDINATION	22/08/18	LO	JM			
3	REVISED PER ENGINEER COMMENTS & ISSUED FOR PERMIT	20/08/18	WU	JM			

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 project # 17052

page **A2**



SECOND FLOOR ELEV. 'A'
 NOTE: REFER TO TRUSS DRAWINGS FOR APPROVED TRUSS LAYOUT

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JUL 23 2018



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

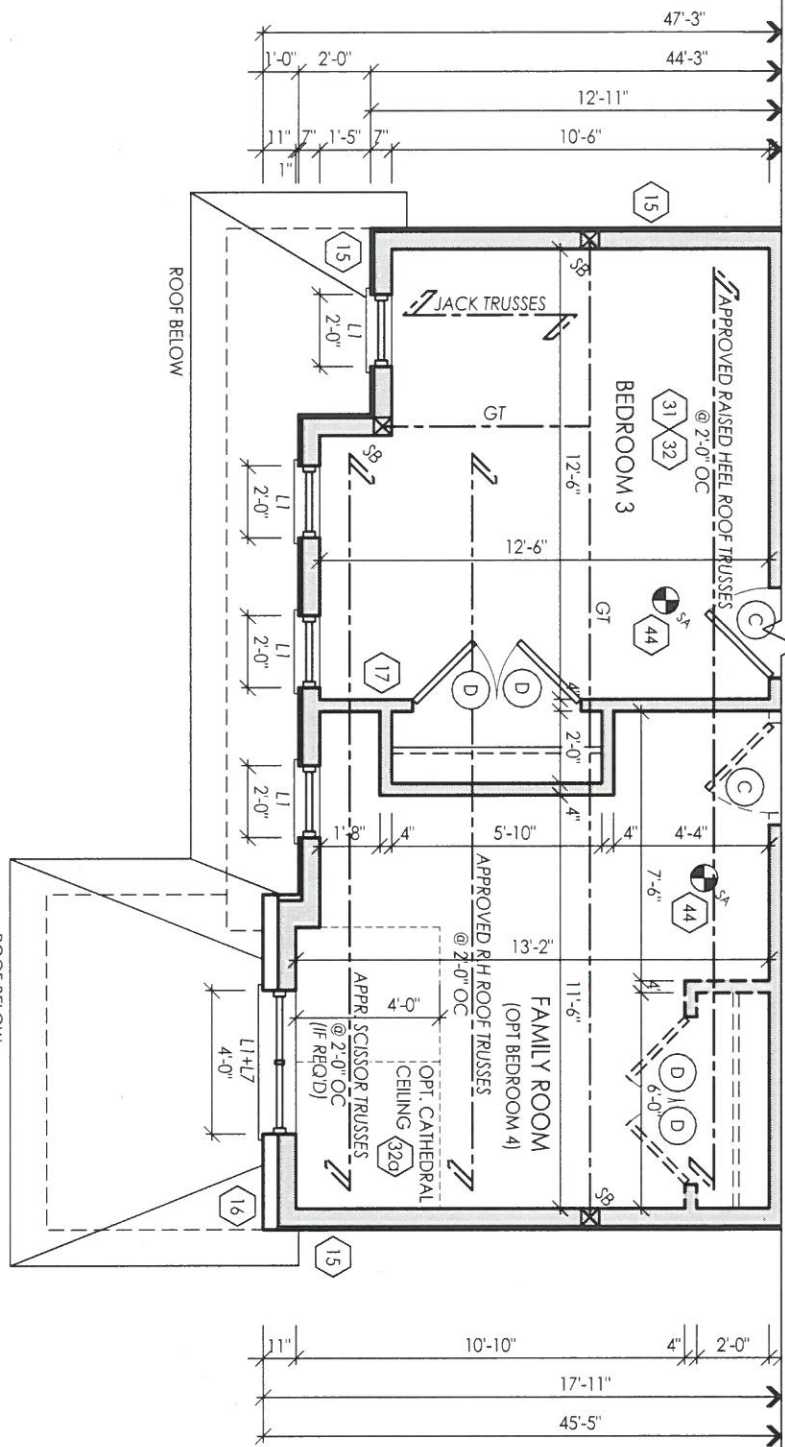
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project		Legacy		marketing name					
#	revisions	date	dwn	chk	#	revisions	date	dwn	chk
1	ISSUED FOR CLIENT REVIEW	23 FEB 18	BU	JM					
2	REVISED PER TRUSS COORDINATION	23 APR 18	CO	JM					
3	REVISED PER ENGINEER COMMENTS & ISSUED FOR PERMIT	20 JUL 18	WU	JM					

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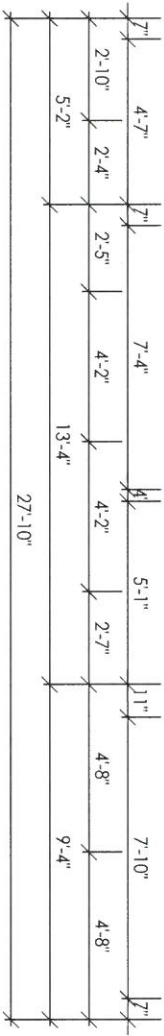
36-02
 scale 3/16" = 1'0"
 project # 17052
 page

A3

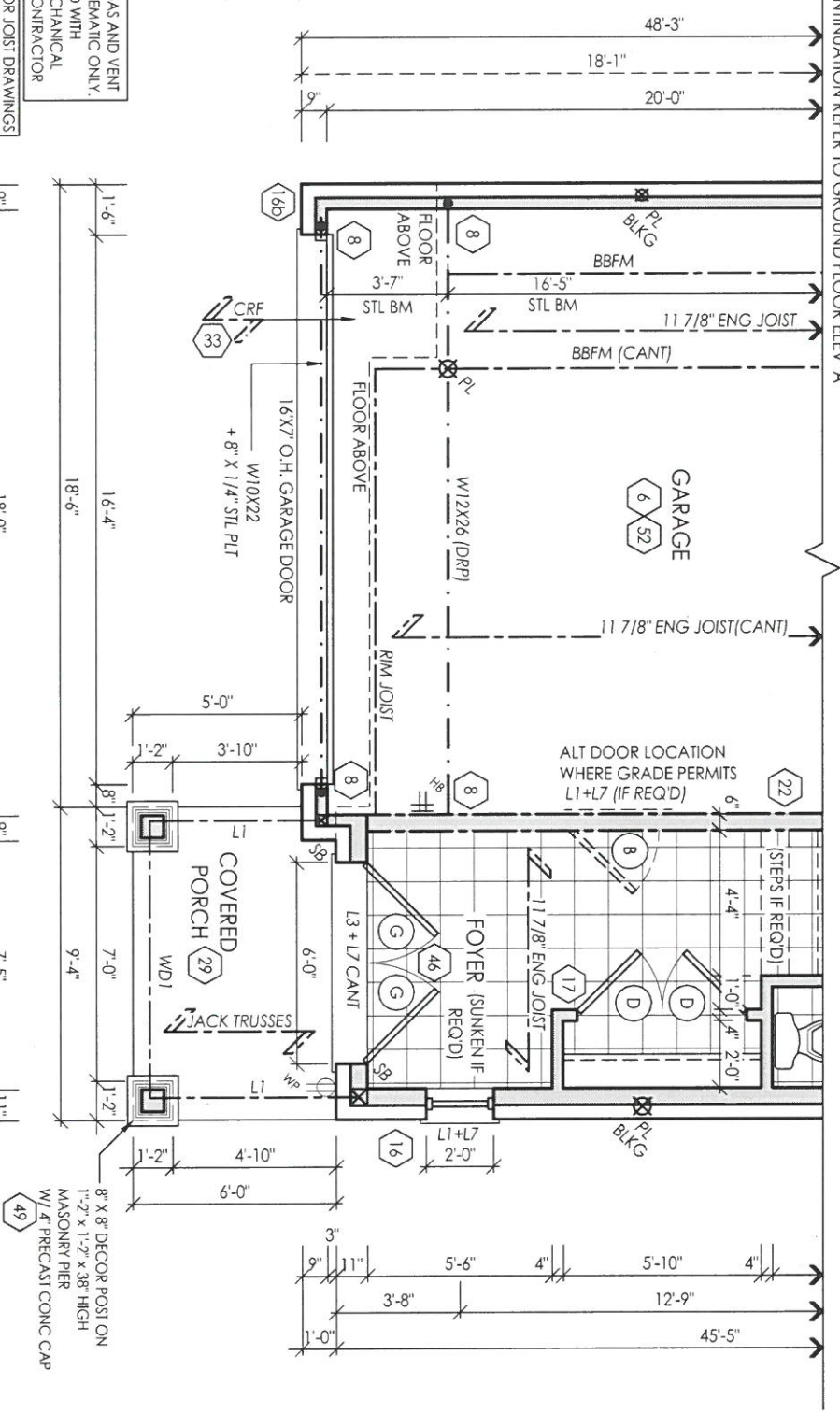
FOR CONTINUATION REFER TO SECOND FLOOR ELEV. 'A'



PARTIAL SECOND FLOOR ELEV. 'B'
NOTE: REFER TO TRUSS DRAWINGS FOR APPROVED TRUSS LAYOUT



FOR CONTINUATION REFER TO GROUND FLOOR ELEV. 'A'



PARTIAL GROUND FLOOR ELEV. 'B'

NOTE: ELECTRICAL, GAS AND VENT LOCATIONS ARE SCHEMATIC ONLY. TO BE COORDINATED WITH ELECTRICAL AND MECHANICAL DRAWINGS BY THE CONTRACTOR

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

NOTE: CONC FRONT PORCH POURED PRIOR TO BRICK

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

QUALIFIED DESIGNER BCIN: **47245**
FIRM BCIN: **26995**
DATE: **2018/07/23**

SIGNATURE: *[Signature]*

Client: **Tice River Homes**
Project: **Legacy**
Location: **AYR**

#	revisions	date	dwn	chk	#	revisions	date	dwn	chk
1	ISSUED FOR CLIENT REVIEW	2018/08/18	BU	JM					
2	REVISED PER TRUSS COORDINATION	2018/08/18	LO	JM					
3	REVISED PER ENGINEER COMMENTS & ISSUED FOR PERMIT	2018/07/23	WU	JM					

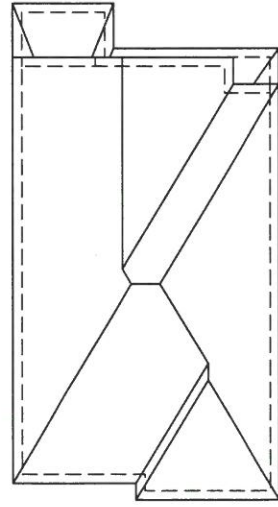
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J. G. ALVAREZ
100714328

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project #: **17052**
page: **A4**



ROOF PLAN ELEV 'A'

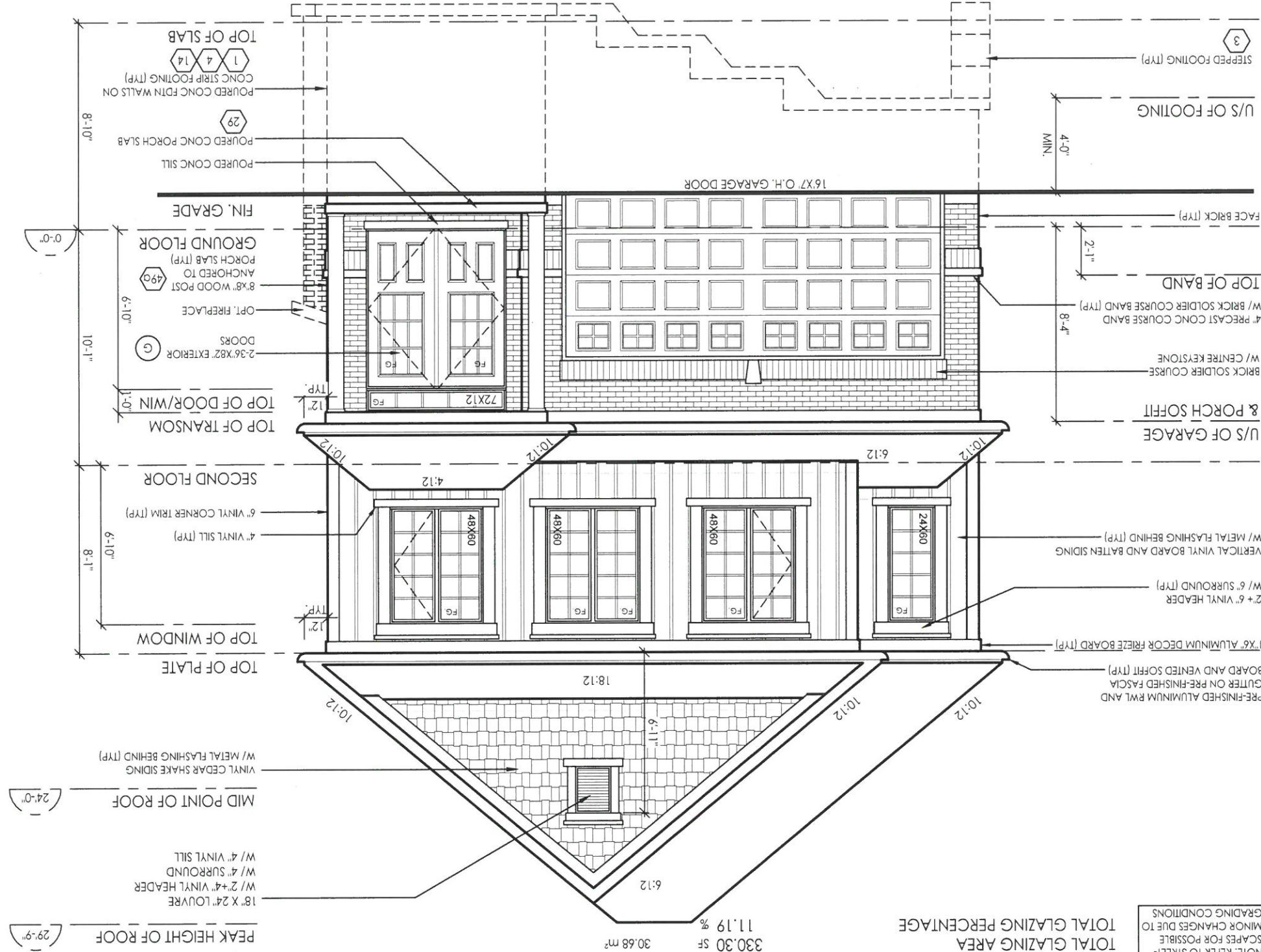
NOTE: ALL CONVENTIONAL ROOF FRAMING TO CONFORM TO PART 9 OF THE OBC. ROOF RAFTERS THAT MEET OR CROSS OVER TRUSSES ARE TO BE 2"x4" SPF @ 24" OC WITH A 2"x4" SPF VERTICAL POST TO THE TRUSS UNDER. AT EACH CROSS POINT, POSTS LONGER THAN 6' TO BE LATERALLY BRACED SO THAT THE DISTANCE BETWEEN END POINTS & BETWEEN ROWS OF BRACING DOES NOT EXCEED 6'.

NOTE: REFER TO STREET TRUSS DRAWINGS FOR APPROVED TRUSS LAYOUT

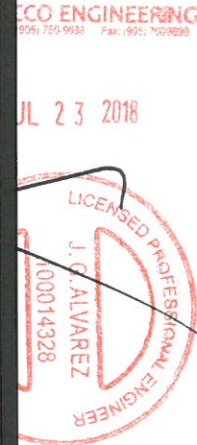
NOTE: REFER TO STREET SCAPES FOR POSSIBLE MINOR CHANGES DUE TO GRADING CONDITIONS

GROSS GLAZING AREA

TOTAL PERIPHERAL WALL AREA	274.27 m ²	952.34 SF
FRONT GLAZING AREA	6.95 m ²	24.86 SF
LEFT SIDE GLAZING AREA	2.45 m ²	8.33 SF
RIGHT SIDE GLAZING AREA	7.28 m ²	24.86 SF
REAR GLAZING AREA	14.01 m ²	47.78 SF
TOTAL GLAZING AREA	30.68 m ²	104.78 SF
TOTAL GLAZING PERCENTAGE	11.19 %	



FRONT ELEVATION 'A'



location

AYT

marking name

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project # 17052

page

A5

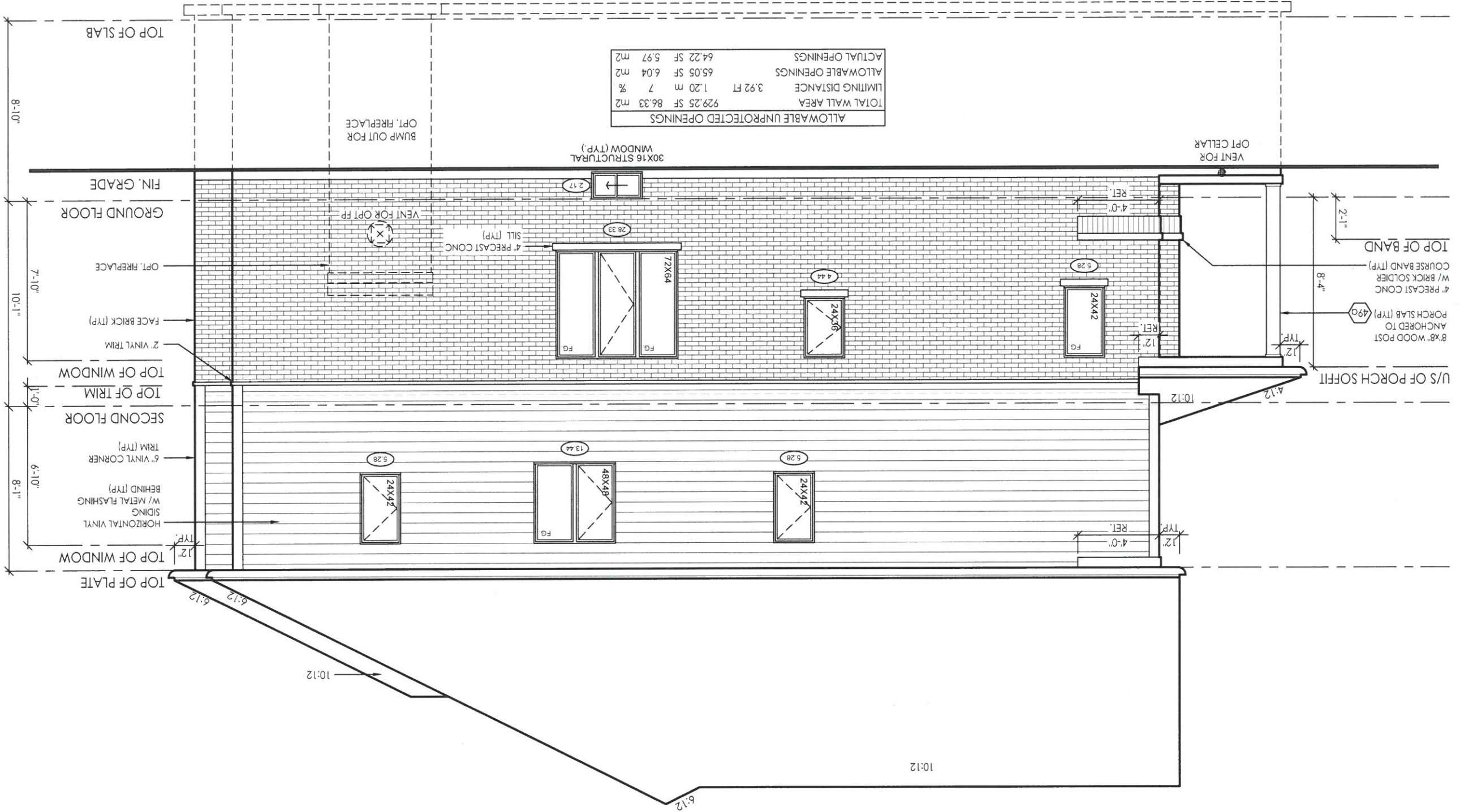
Client		Tice River Homes	
Project		Legacy	
#	revisions	date	down
1	ISSUED FOR CLIENT REVIEW	21/08/18	BU JM
2	REVISED PER TRUSS COORDINATION	23/08/18	LO JM
3	ISSUED FOR PERMIT	20/01/18	WU JM

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

QUALIFIED DESIGNER BCIN: 47245
FIRM BCIN: 26995

SIGNATURE: *J. Moreno*

RIGHT SIDE ELEVATION 'A'



ALLOWABLE UNPROTECTED OPENINGS	929.25 SF	86.33 m ²
TOTAL WALL AREA	3.92 FT	1.20 m
LIMITING DISTANCE	7 %	
ALLOWABLE OPENINGS	65.05 SF	6.04 m ²
ACTUAL OPENINGS	64.22 SF	5.97 m ²

client
Tice River Homes
project
Legacy

location
AYT

marketing name

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

page

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QUALIFIED DESIGNER BCIN: 47245
FIRM BCIN: 26995

DATE: *[Signature]*

SIGNATURE: *[Signature]*

#	revisions	date	dwn	chk	#	revisions	date	dwn	chk
1	ISSUED FOR CLIENT REVIEW	23-SEP-18	BU	JM					
2	REVISED PER TRUSS COORDINATION	23-APR-18	LO	JM					
3	REVISED PER ENGINEER COMMENTS & ISSUED FOR PERM	20-JUL-18	WU	JM					

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100014328

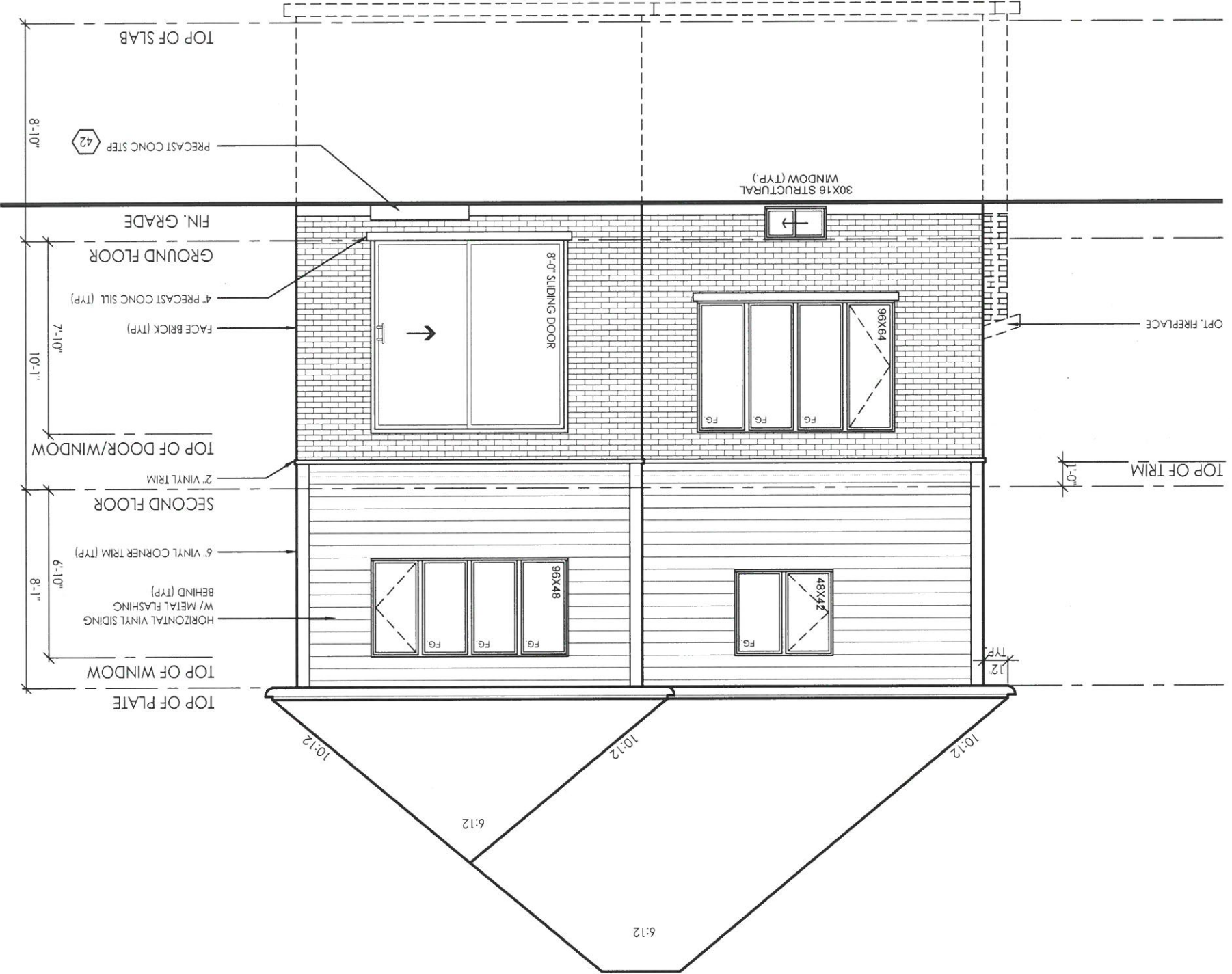
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project # 17052

page

A6

REAR ELEVATION 'A' & 'B'



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

Client

Tice River Homes

project
 Legacy

#	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					

location
 AYI

marketing name



model
 36-02

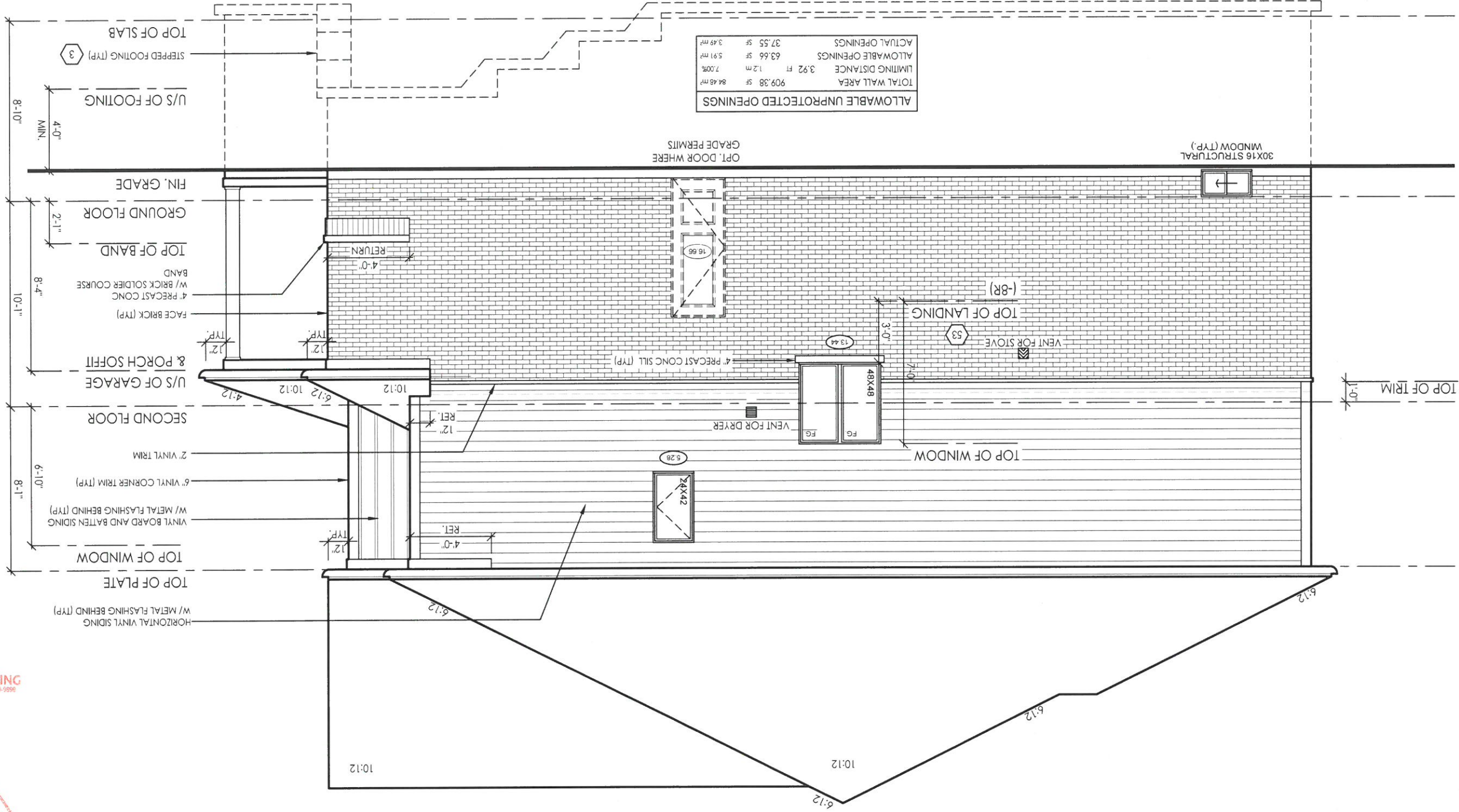
scale
 3/16" = 1'0"

project #
 17052

page
 A7

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LEFT SIDE ELEVATION 'A'



ALLOWABLE UNPROTECTED OPENINGS			
TOTAL WALL AREA	909.38	SF	84.48 m ²
LIMITING DISTANCE	3.92	FT	1.2 m
ALLOWABLE OPENINGS	63.66	SF	5.91 m ²
ACTUAL OPENINGS	37.55	SF	3.49 m ²

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

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

Client: **Tice River Homes**
 project: **Legacy**
 location: **AYT**

#	revisions	date	dwn	chk	#	revisions	date	dwn	chk
1	ISSUED FOR CLIENT REVIEW	23/FEB/18	BU	JM					
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3	REVISED PER ENGINEER COMMENTS & ISSUED FOR PERMIT	20/JUL/18	WU	JM					

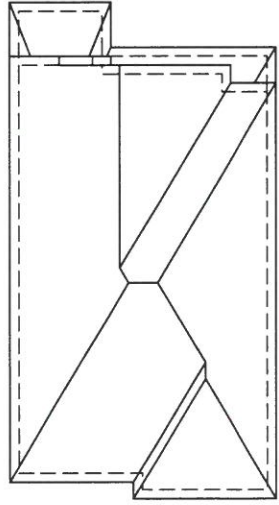
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 Phone: (780) 462-9888 Fax: (780) 462-9899

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 100014328

Stamp: JUL 23 2018

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



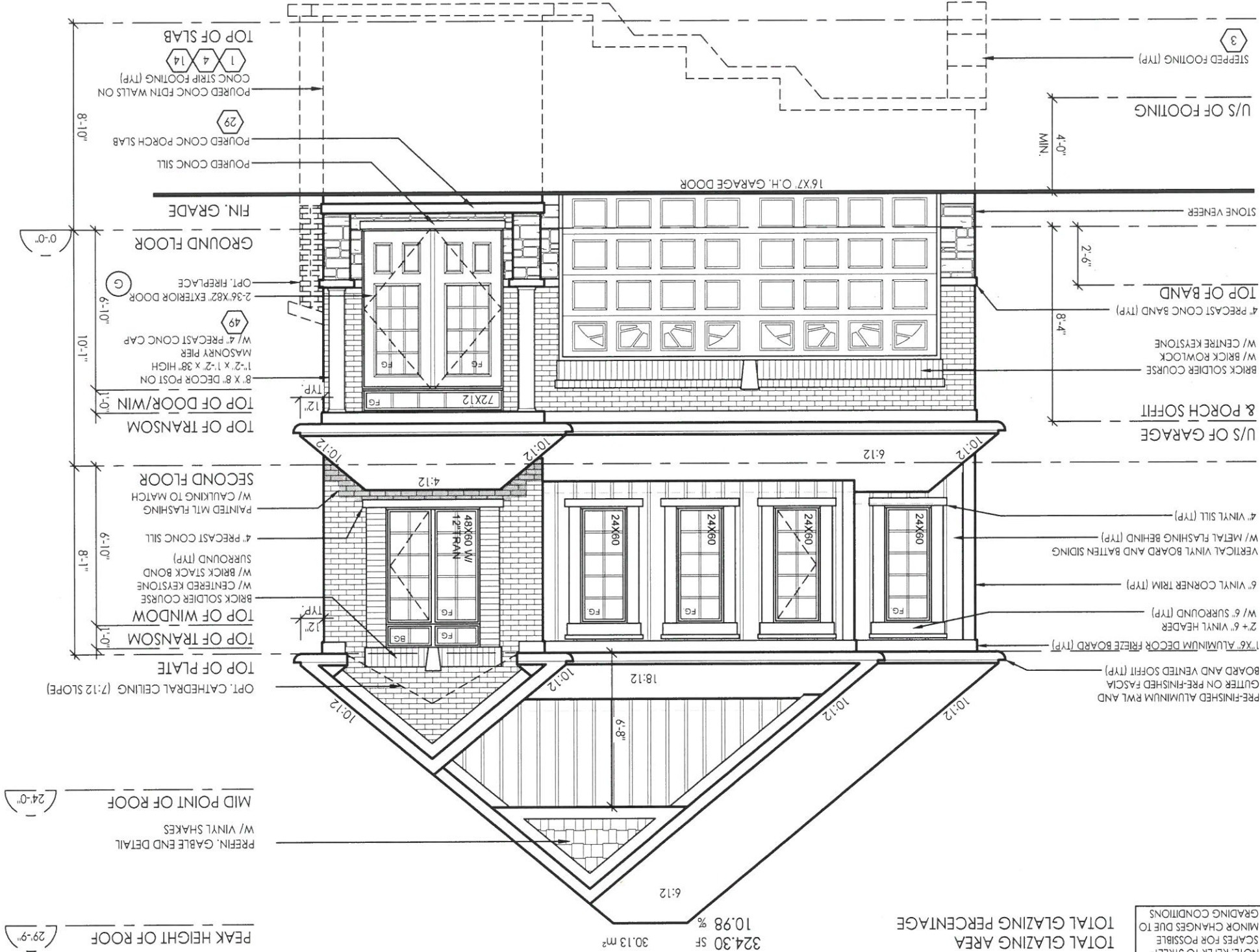
ROOF PLAN ELEV. 'B'

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'.

TRUSS DRAWINGS FOR APPROVED TRUSS LAYOUT
NOTE: REFER TO STREET GRADING CONDITIONS FOR APPROVED MINOR CHANGES DUE TO TRUSS LAYOUT

GROSS GLAZING AREA

Area	SF	m ²
TOTAL PERIPHERAL WALL AREA	2952.34	274.27 m ²
FRONT GLAZING AREA	68.86	6.40 m ²
LEFT SIDE GLAZING AREA	26.33	2.45 m ²
RIGHT SIDE GLAZING AREA	78.33	7.28 m ²
REAR GLAZING AREA	150.78	14.01 m ²
TOTAL GLAZING AREA	324.30	30.13 m ²
TOTAL GLAZING PERCENTAGE	10.98 %	



FRONT ELEVATION 'B'

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QUALIFIED DESIGNER BCIN: 47245
FIRM BCIN: 26995

DATE: _____
SIGNATURE: _____

#	revisions	date	dwn	chk	#	revisions	date	dwn	chk	#
1	ISSUED FOR CLIENT REVIEW	23/09/18	BU	JM						
2	REVISED PER TRUSS COORDINATION	23/09/18	LO	JM						
3	REVISED PER ENGINEER COMMENTS & ISSUED FOR PERMITS	20/11/18	WU	JM						

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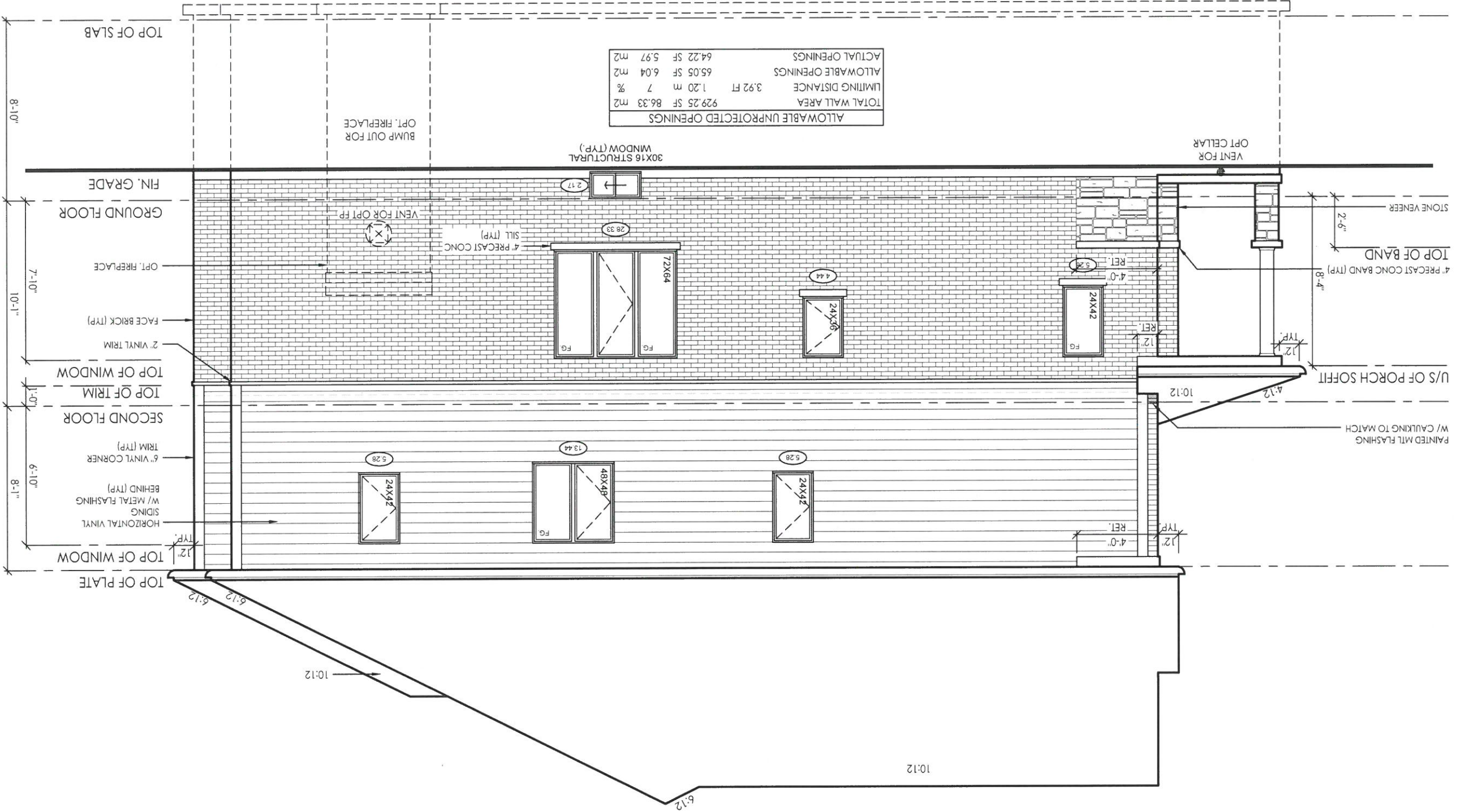
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page **A9**

RIGHT SIDE ELEVATION 'B'



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QUALIFIED DESIGNER BCIN: 47245
 FIRM BCIN: 26995
 DATE: *[Signature]*
 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					
2	REVISED PER TRUSS COORDINATION	23/APR/18	LO	JM					
3	REVISED PER ENGINEER COMMENTS & ISSUED FOR PERM	20/JUL/18	WU	JM					

location: **AYT**
 marking name:

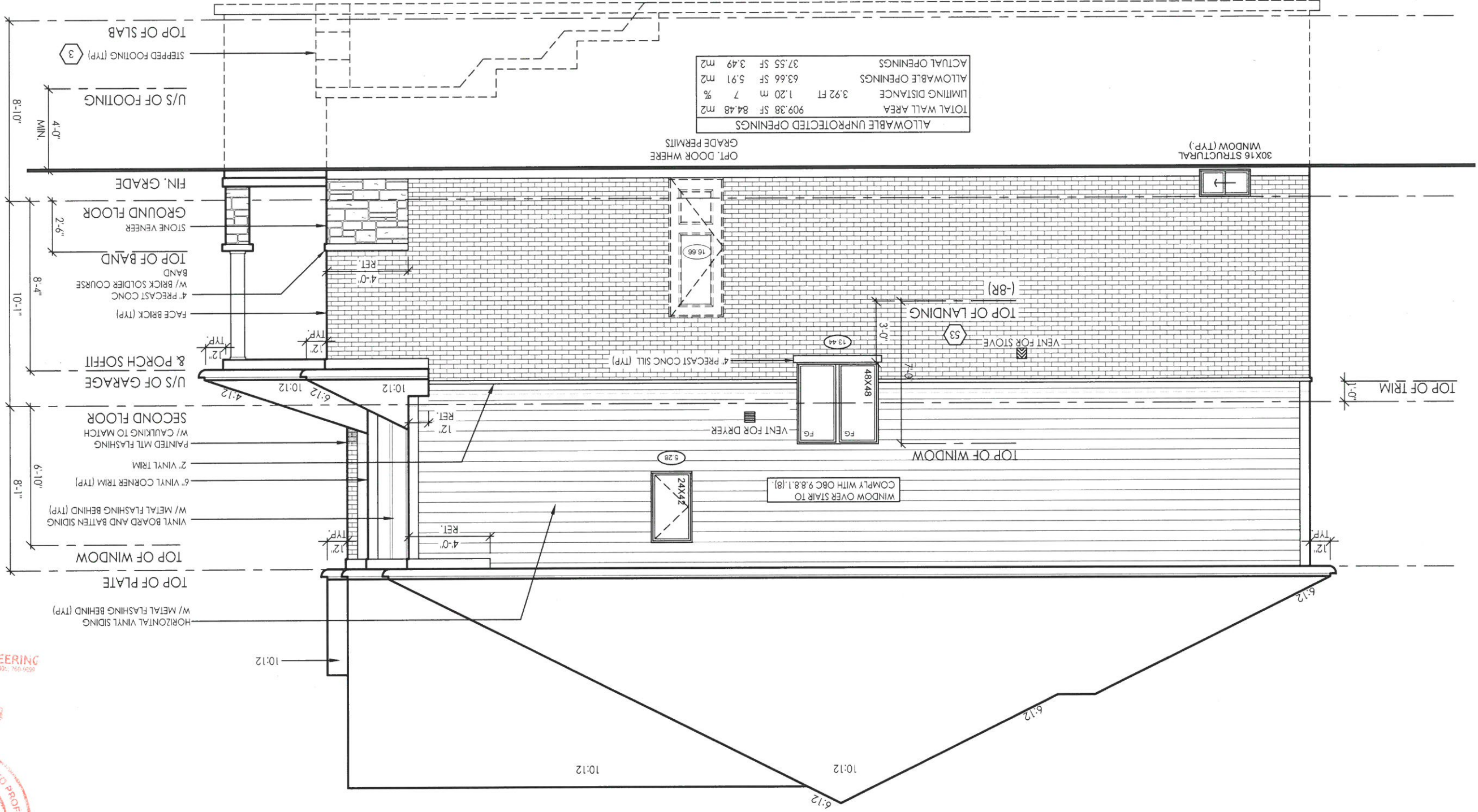
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 1000 14328

LICENSED PROFESSIONAL ENGINEER
 G. ALVAREZ
 100014328

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model: 36-02
 scale: 3/16" = 1'0"
 project #: 17052
 page: **A10**

LEFT SIDE ELEVATION 'B'



ALLOWABLE UNPROTECTED OPENINGS	909.38 SF	84.48 m ²
TOTAL WALL AREA	3.92 FT	1.20 m
LIMITING DISTANCE	63.66 SF	5.91 m ²
ALLOWABLE OPENINGS	37.55 SF	3.49 m ²
ACTUAL OPENINGS		

- TOP OF PLATE
- HORIZONTAL VINYL SIDING (TYP)
- W/ METAL FLASHING BEHIND (TYP)
- 8'-1"
- VINYL BOARD AND BATTEN SIDING
- W/ METAL FLASHING BEHIND (TYP)
- 6" VINYL CORNER TRIM (TYP)
- 2" VINYL TRIM
- PAINTED MTL FLASHING
- W/ CAULKING TO MATCH
- SECOND FLOOR
- U/S OF GARAGE & PORCH SOFFIT
- 10'-1"
- FACE BRICK (TYP)
- 4" PRECAST CONC
- W/ BRICK SOLDIER COURSE
- BAND
- TOP OF BAND
- STONE VENER
- GROUND FLOOR
- 2'-6"
- FIN. GRADE
- U/S OF FOOTING
- 4'-0" MIN.
- 8'-10"
- STEPPED FOOTING (TYP)
- TOP OF SLAB

1. 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: **2018/07/23**

SIGNATURE: *[Signature]*

Client: **Tice River Homes**
 Project: **Legacy**
 Location: **AYT**

#	revisions	date	dwn	chk	#	revisions	date	dwn	chk
1	ISSUED FOR CLIENT REVIEW	2018/08/18	BU	JM					
2	REVISED PER TRUSS COORDINATION	2018/08/23	LO	JM					
3	REVISED PER ENGINEER COMMENTS & ISSUED FOR PERMIT	2018/08/20	WU	JM					

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Model: **36-02**
 Scale: **3/16" = 1'0"**
 Project #: **17052**
 Page: **A11**

CONSTRUCTION NOTES:

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:

O.B.C. 9.15.3.

TYPICAL STRIP FOOTING: (EXTERIOR WALLS)

O.B.C. 9.15.3.3.
-FTG. TO EXTEND MIN. 4'-0" (1200mm) BELOW GRADE
-1 STORY - 1'3" x 4" (330mm x 100mm)
-2 STORY - 1'9" x 4" (485mm x 155mm)
-3 STORY - 2'6" x 9" (660mm X 230mm)

TYPICAL STRIP FOOTING: (INTERIOR BEARING WALLS)

O.B.C. 9.15.3.6.
-1 STORY MASONRY - 1'6" x 4" (410mm X 100mm)
-1 STORY STUD - 1'2" x 4" (305mm X 100mm)
-2 STORY MASONRY - 2'6" x 9" (650mm X 230mm)
-2 STORY STUD - 1'8" x 5" (450mm X 130mm)
-3 STORY MASONRY - 3'6" x 14" (900mm X 360mm)
-3 STORY STUD - 2'8" x 8" (600mm X 200mm)

STEP FOOTING:

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

4 DRAINAGE TILE OR PIPE:

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

5 BASEMENT SLAB:

O.B.C. 9.13. & 9.16.
-3" (75mm) CONCRETE SLAB - O.B.C. 9.16.4.3.
-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 (RS1 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 9B-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. 9B-9)

6 GARAGE SLAB / EXTERIOR SLAB:

-4"(100mm) CONCRETE SLAB
-4650psi (32MPa) COMPRESSIVE STRENGTH AFTER 28 DAYS FOR UNREINFORCED CONC. & W/ 5.8% AIR ENTRAINMENT - O.B.C. 9.3.1.6.
-6" x 6" (W2.9 X 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 PLASTERS:

O.B.C. 9.15.5.3.
-PLASTER
-CONCRETE NIB - 4" X 1/2" (100mm X 300mm)
-BLOCK NIB - 4" X 1/2" (100mm X 300mm) BONDED & TIED TO WALL AS PER O.B.C. 9.20.11.2. (TOP 7/8" (200mm) SOLID.
OR
-BEAM POCKET
-4" (100mm) INTO FIN. WALL W/ WIDTH TO MATCH BEAM SIZE.
-1/2" (13mm) SPACE AROUND WOOD BEAMS (O.B.C. 9.23.2.2.1)
-STRUCTURAL COLUMNS

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" (152mmx 100mmx 6.35mm) STEEL BIM, PLATE
-FOR WOOD BEAMS, MIN. 4"x4"x1/4" (100mmx 100mm x 6.35mm) STEEL TOP & BIM, PLATES. OR TOP PLATE TO EXTEND MIN. WIDTH OF BEAM
-ADJUSTABLE COLUMN TO CONFORM TO CAN/CSG-8-7.2-M WHERE IMPOSED LOAD DOES NOT EXCEED 36 kN (O.B.C. 9.17.3.4.)
COL. SPACING:
-MAX. 9'-10" (2997mm) -3d' x 3d' X 1 1/2"
- (860mmx 860mmx 400mm)
-4d' x 4d' X 2 1/2"
- (1120mmx 1120mmx 530mm)
3 STORY
-MAX. 9'-10" (2997mm) -4d' x 4d' X 1 1/2"
- (1010mmx 1010mmx 480mm)
-5 1/2" X 5 1/2" X 2 1/4"
- (1295mmx 1295mmx 610mm)
-WHERE COL. SITS ON FIN. WALL, USE 4" X 8" X 5/8" (100mmx 200mmx 16mm) STEEL PLATE WITH 2-5/8" (16mm) ANCHOR BOLTS

9 WOOD COLUMN:

OBC 9.17.4.1, 9.17.4.2, & 9.17.4.3.
-5 1/2" x 5 1/2" (140mm x 140mm) 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.
-W/RAP COLUMN BASE W/ 6 MIL POLY
-COLUMN TO SIT DIRECTLY ON CONC PAD (NOT ON CONC SLAB)
-25"x25"x12" (640mm x 640mm x 300mm) CONC PAD (1 FLOOR SUPPORTED W/ 9'-10" COL SPACING)
-3d'x3d'x4" (860mm x 860mm x 360mm) CONC PAD (2 FLOORS SUPPORTED W/ 9'-10" COL SPACING)

10 BLOCK PARTY WALL BEAM END BEARING: (WOOD BEAM / GIRDER / TRUSSES)

-2"x8"x12" LEDGER BOARD FASTENED W/ 2/ 1/2" ANCHOR BOLTS @ 4" O.C. -WHERE WOOD BEAMS BEAR ON FIREWALLS USE GENERAL NOTE 11 BETWEEN ADJACENT BEAMS

11 BLOCK PARTY WALL BEAM END BEARING: (STEEL BEAM)

-12"x11"x 5/8" STL. PLATE ON TOP OF SOLID CONCRETE BLOCK WITH 2 - 1/2"x8" ANCHOR BOLTS.
WALL ASSEMBLIES:

14 FOUNDATION WALL:

O.B.C. 9.15.4.2.
-FOR WALLS NOT EXCEEDING 8'-2" (2500mm) IN LATERALLY SUPPORTED HEIGHT. 8" (200mm) SOLID 2200psi (15MPa) CONCRETE
-MAX. UNSUPPORTED HEIGHT OF 3'-1" (910mm) & MAX. SUPPORTED HEIGHT OF 7'-0" (2150mm) MEASURED FROM GRADE TO FINISHED BASEMENT FLOOR.
-FOR WALLS NOT EXCEEDING 9'-0" (2750mm) IN LATERALLY SUPPORTED HEIGHT. 10" (250mm) SOLID 2200psi (15MPa) CONCRETE
-MAX. UNSUPPORTED HEIGHT OF 4'-7" (1400mm) & MAX. SUPPORTED HEIGHT OF 8'-6" (2600mm) MEASURED FROM GRADE TO FINISHED BASEMENT FLOOR.
-LATERAL SUPPORT PROVIDED BY ANCHORED SILL PLATE TO JOISTS.
-FOR CONDITIONS EXCEEDING THESE MAXIMUMS AN ALTERNATIVE IN CONFORMANCE TO O.B.C. 19.15.4.2.A SHALL BE USED OR IT SHALL BE DESIGNED UNDER O.B.C. PART 4
-WALL SHALL EXTEND A MIN. 5/7/8" (150mm) ABOVE GRADE
-INSULATE W/ R20 (RS1 3.52) CONTINUOUS INSULATION FROM UNDERSIDE OF SILL/GIR TO NOT MORE THAN 8" (200mm) ABOVE FINISHED FLOOR OF BASEMENT (ZONE 1 OBC 9B-12.1.3.1.2.A)
-ALTERNATIVE INSULATION METHOD: 2" (51mm) R10 (RS1 1.76)RIGID INSULATION W/ 2"x4" (38mm x 89mm) WOOD STUD W/ R12 (RS1 2.11) BATT INSULATION /BACK FILL W/ NON-FROST SUSCEPTIBLE SOIL
REDUCTION OF THICKNESS:
O.B.C. 9.15.4.7.
-WHERE THE TOP OF THE FOUNDATION WALL IS REDUCED IN THICKNESS TO ALLOW MASONRY FACING, THE MIN. REDUCED THICKNESS SHALL NOT BE LESS THAN 3-1/2" (90mm) THICK.
-TIE TO FACING MATERIAL WITH METAL TIES SPACED MAX. @ 7/8" (200mm) VERTICALLY O.C. & 2'-11" (900mm) HORIZONTALLY.
-FILL SPACE BETWEEN WALL AND FACING SOLID W/ MORTAR
-WHERE WALL IS REDUCED FOR JOISTS, THE REDUCED THICKNESS SHALL BE MAX. 13-3/4" (350mm) HIGH & MIN. 3-1/2" (90mm) THICK
DAMP-PROOFING & WATERPROOFING:
-DAMP-PROOF THE EXTERIOR FACE OF WALL BELOW GRADE AS PER O.B.C. 9.13.2
-WHERE INSULATION EXTENDS TO MORE THAN 2'-11" (900mm) BELOW GRADE, A FIN. WALL DRAINAGE LAYER SHALL BE PROVIDED IN CONFORMANCE TO O.B.C. 9.14.2.1(2) (3) (4)
-FINISHED BASEMENTS SHALL HAVE INTERIOR DAMP-PROOFING EXTENDING FROM SLAB TO GRADE LEVEL & SHALL CONFORM TO O.B.C. 9.13.3.3 (3)
-WHERE HYDROSTATIC PRESSURE OCCURS, FIN. WALLS SHALL BE WATERPROOFED AS PER O.B.C. 9.13.3
-WALLS THAT ARE WATERPROOFED DO NOT REQUIRE DAMP-PROOFING.

15 FRAME WALL CONSTRUCTION:

O.B.C. 9.23.
-SIDING OR SUCCO AS PER ELEVATIONS, MIN. 7/8" (200mm) FROM FINISHED GRADE (O.B.C. 9.28.1.4. & 9.27.1)
-WALL SHEATHING MEMBRANE AS PER O.B.C. 9.27.3.2.
-1/4" (6mm) PLYWOOD EXTERIOR TYPE OR EQUIVALENT AS PER O.B.C. 9.23.16.
-2" x 6" (38mm X 140mm) WOOD STUDS @ 16" (400mm) O.C.
-MIN. R22 (RS1 3.87) INSULATION (ZONE 1 OBC 9B-12.1.3.1.2.A)
-CONTINUOUS AIR/VAPOR BARRIER IN CONFORMANCE W/ O.B.C. 9.23.3. & 9.25.4.
-NOTE - SUPPORT FOR 3 FLOORS ABOVE - O.B.C. 19.23.10.1. =
-FOR 3 FLOORS SUPPORTED ABOVE 2" X 6" (38mmx 140mm) STUDS ARE REQUIRED TO BE SPACED @ 12" (300mm) O.C.

16 ALTERNATE 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 STRIPS @ MAX. 15 3/4" (400mm) O.C. HORIZONTAL & 23 5/8" (600mm) O.C. VERTICAL
-PROVIDE WEEP HOLES @ 2'-7" (800mm) O.C. @ BIM. 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
-1-1/2" (38mm) R8 (RS1 1.41) RIGID INSULATION W/ TAPERD JOINTS (O.B.C. 9.27.3.4)
-2" x 4" (38mmx 89mm) WOOD STUDS @ 16" (400mm) O.C. @ 12" (300mm) O.C. ON BOTTOM FIR. WHEN 3 STOREYS
-BRACE W/ CONT. 1 1/2 GAUGE STEEL T BRACES FROM TOP PLATE TO BIM, PLATE FOR THE FULL LENGTH OF WALL OR
-CONT. 2" X 4" (38mmx 89mm) SOLID WOOD BLOCKING @ APPROXIMATELY 45 DEG. FROM TOP PLATE TO BIM. PLATE FOR FULL LENGTH OF WALL
-R14 (RS1 2.46) INSULATION
-CONTINUOUS AIR/VAPOR BARRIER IN CONFORMANCE W/ O.B.C. 9.25.3 & 9.25.4.
-NOTE - SUPPORT FOR 2 + 3 FLOORS ABOVE - O.B.C. 19.23.10.1. =
-FOR 2 FLOORS SUPPORTED ABOVE 2" X 4" (38mmx 89mm) STUDS ARE REQUIRED TO BE SPACED @ 12" (300mm) O.C.
-FOR 3 FLOORS SUPPORTED ABOVE 2" X 6" (38mmx 140mm) STUDS ARE REQUIRED TO BE SPACED @ 12" (300mm) O.C.

17 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 STRIPS @ MAX. 15 3/4" (400mm) O.C. HORIZONTAL & 23 5/8" (600mm) O.C. VERTICAL
-PROVIDE WEEP HOLES @ 2'-7" (800mm) O.C. @ BIM. 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
-1-1/4" (6mm) PLYWOOD EXTERIOR TYPE OR EQUIVALENT AS PER O.B.C. 9.23.16
-2" X 4" (38mmx 89mm) WOOD STUDS @ 16" (400mm) O.C.
-NOTE - SUPPORT FOR 2 + 3 FLOORS ABOVE - O.B.C. 19.23.10.1. =
-FOR 2 FLOORS SUPPORTED ABOVE 2" X 4" (38mmx 89mm) STUDS ARE REQUIRED TO BE SPACED @ 12" (300mm) O.C.
-FOR 3 FLOORS SUPPORTED ABOVE 2" X 6" (38mmx 140mm) STUDS ARE REQUIRED TO BE SPACED @ 12" (300mm) O.C.

18 ALTERNATE FRAME WALL CONSTRUCTION:

O.B.C. 9.23.
-SIDING OR SUCCO AS PER ELEVATIONS, MIN. 7/8" (200mm) FROM FINISHED GRADE (O.B.C. 9.28.1.4. & 9.27.1)
-1-1/2" (38mm) R8 (RS1 1.41) RIGID INSULATION W/ TAPERD JOINTS (O.B.C. 9.27.3.4)
-BRACE W/ CONT. 1 1/2 GAUGE STEEL T BRACES FROM TOP PLATE TO BIM, PLATE FOR THE FULL LENGTH OF WALL OR CONT. 2" X 4" (38mmx 89mm) SOLID WOOD BLOCKING @ APPROXIMATELY 45 DEG. FROM TOP PLATE TO BIM. PLATE FOR FULL LENGTH OF WALL
-2" x 4" (38mmx 89mm) WOOD STUDS @ 16" (400mm) O.C. @ 12" (300mm) O.C. ON BOTTOM FIR. WHEN 3 STOREYS.
-R14 (RS1 2.46) INSULATION
-CONTINUOUS AIR/VAPOR BARRIER IN CONFORMANCE W/ O.B.C. 9.25.3. & 9.25.4.
-NOTE - SUPPORT FOR 2 + 3 FLOORS ABOVE - O.B.C. 19.23.10.1. =
-FOR 2 FLOORS SUPPORTED ABOVE 2" X 4" (38mmx 89mm) STUDS ARE REQUIRED TO BE SPACED @ 12" (300mm) O.C.
-FOR 3 FLOORS SUPPORTED ABOVE 2" X 6" (38mmx 140mm) STUDS ARE REQUIRED TO BE SPACED @ 12" (300mm) O.C.
REQ. FOR FIRE RATING (LESS THAN 4'-0" LIMITING DISTANCE):
O.B.C. 9B-3 WALL = EW1b (STC = N/A, FIRE = 45 MIN)
FOR 45 MINUTE FIRE RATED WALL REQUIREMENTS SUBSTITUTE AND/OR ADD THE FOLLOWING MATERIALS:
-ADD 1/4" (6mm) PLYWOOD (EXTERIOR TYPE) OR EQUIVALENT AS PER O.B.C. 9.23.16, BETWEEN RIGID INSULATION AND WOOD STUD.
-REPLACE R14 (RS1 2.46) INSULATION WITH R14 (RS1 2.46) ABSORPTIVE INSULATING 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.

ONTARIO REGULATION 332/12 OBC - AMENDMENT O. REG. 139/17 JAN 1, 2018

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

15 FRAME WALL CONSTRUCTION:

O.B.C. 9.23.
-SIDING OR SUCCO AS PER ELEVATIONS, MIN. 7/8" (200mm) FROM FINISHED GRADE (O.B.C. 9.28.1.4. & 9.27.1)
-WALL SHEATHING MEMBRANE AS PER O.B.C. 9.27.3.2.
-1/4" (6mm) PLYWOOD EXTERIOR TYPE OR EQUIVALENT AS PER O.B.C. 9.23.16.
-2" x 6" (38mm X 140mm) WOOD STUDS @ 16" (400mm) O.C.
-MIN. R22 (RS1 3.87) INSULATION (ZONE 1 OBC 9B-12.1.3.1.2.A)
-CONTINUOUS AIR/VAPOR BARRIER IN CONFORMANCE W/ O.B.C. 9.23.3. & 9.25.4.
-NOTE - SUPPORT FOR 3 FLOORS ABOVE - O.B.C. 19.23.10.1. =
-FOR 3 FLOORS SUPPORTED ABOVE 2" X 6" (38mmx 140mm) STUDS ARE REQUIRED TO BE SPACED @ 12" (300mm) O.C.

16 ALTERNATE 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 STRIPS @ MAX. 15 3/4" (400mm) O.C. HORIZONTAL & 23 5/8" (600mm) O.C. VERTICAL
-PROVIDE WEEP HOLES @ 2'-7" (800mm) O.C. @ BIM. 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
-1-1/2" (38mm) R8 (RS1 1.41) RIGID INSULATION W/ TAPERD JOINTS (O.B.C. 9.27.3.4)
-2" x 4" (38mmx 89mm) WOOD STUDS @ 16" (400mm) O.C. @ 12" (300mm) O.C. ON BOTTOM FIR. WHEN 3 STOREYS
-BRACE W/ CONT. 1 1/2 GAUGE STEEL T BRACES FROM TOP PLATE TO BIM, PLATE FOR THE FULL LENGTH OF WALL OR
-CONT. 2" X 4" (38mmx 89mm) SOLID WOOD BLOCKING @ APPROXIMATELY 45 DEG. FROM TOP PLATE TO BIM. PLATE FOR FULL LENGTH OF WALL
-R14 (RS1 2.46) INSULATION
-CONTINUOUS AIR/VAPOR BARRIER IN CONFORMANCE W/ O.B.C. 9.25.3 & 9.25.4.
-NOTE - SUPPORT FOR 2 + 3 FLOORS ABOVE - O.B.C. 19.23.10.1. =
-FOR 2 FLOORS SUPPORTED ABOVE 2" X 4" (38mmx 89mm) STUDS ARE REQUIRED TO BE SPACED @ 12" (300mm) O.C.
-FOR 3 FLOORS SUPPORTED ABOVE 2" X 6" (38mmx 140mm) STUDS ARE REQUIRED TO BE SPACED @ 12" (300mm) O.C.

17 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 STRIPS @ MAX. 15 3/4" (400mm) O.C. HORIZONTAL & 23 5/8" (600mm) O.C. VERTICAL
-PROVIDE WEEP HOLES @ 2'-7" (800mm) O.C. @ BIM. 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
-1-1/4" (6mm) PLYWOOD EXTERIOR TYPE OR EQUIVALENT AS PER O.B.C. 9.23.16
-2" X 6" (38mmx 140mm) WOOD STUDS @ 16" (400mm) O.C.
-MIN. R22 (RS1 3.87) INSULATION (ZONE 1 OBC 9B-12.1.3.1.2.A)
-CONTINUOUS AIR/VAPOR BARRIER IN CONFORMANCE W/ O.B.C. 9.25.3. & 9.25.4.
-NOTE - SUPPORT FOR 3 FLOORS ABOVE - O.B.C. 19.23.10.1. =
-FOR 3 FLOORS SUPPORTED ABOVE 2" X 6" (38mmx 140mm) STUDS ARE REQUIRED TO BE SPACED @ 12" (300mm) O.C.

18 ALTERNATE FRAME WALL CONSTRUCTION:

O.B.C. 9.23.
-SIDING OR SUCCO AS PER ELEVATIONS, MIN. 7/8" (200mm) FROM FINISHED GRADE (O.B.C. 9.28.1.4. & 9.27.1)
-1-1/2" (38mm) R8 (RS1 1.41) RIGID INSULATION W/ TAPERD JOINTS (O.B.C. 9.27.3.4)
-BRACE W/ CONT. 1 1/2 GAUGE STEEL T BRACES FROM TOP PLATE TO BIM, PLATE FOR THE FULL LENGTH OF WALL OR CONT. 2" X 4" (38mmx 89mm) SOLID WOOD BLOCKING @ APPROXIMATELY 45 DEG. FROM TOP PLATE TO BIM. PLATE FOR FULL LENGTH OF WALL
-2" x 4" (38mmx 89mm) WOOD STUDS @ 16" (400mm) O.C. @ 12" (300mm) O.C. ON BOTTOM FIR. WHEN 3 STOREYS.
-R14 (RS1 2.46) INSULATION
-CONTINUOUS AIR/VAPOR BARRIER IN CONFORMANCE W/ O.B.C. 9.25.3. & 9.25.4.
-NOTE - SUPPORT FOR 2 + 3 FLOORS ABOVE - O.B.C. 19.23.10.1. =
-FOR 2 FLOORS SUPPORTED ABOVE 2" X 4" (38mmx 89mm) STUDS ARE REQUIRED TO BE SPACED @ 12" (300mm) O.C.
-FOR 3 FLOORS SUPPORTED ABOVE 2" X 6" (38mmx 140mm) STUDS ARE REQUIRED TO BE SPACED @ 12" (300mm) O.C.
REQ. FOR FIRE RATING (LESS THAN 4'-0" LIMITING DISTANCE):
O.B.C. 9B-3 WALL = EW1b (STC = N/A, FIRE = 45 MIN)
FOR 45 MINUTE FIRE RATED WALL REQUIREMENTS SUBSTITUTE AND/OR ADD THE FOLLOWING MATERIALS:
-ADD 1/4" (6mm) PLYWOOD (EXTERIOR TYPE) OR EQUIVALENT AS PER O.B.C. 9.23.16, BETWEEN RIGID INSULATION AND WOOD STUD.
-REPLACE R14 (RS1 2.46) INSULATION WITH R14 (RS1 2.46) ABSORPTIVE INSULATING 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.

19 ALTERNATE FRAME WALL CONSTRUCTION:

O.B.C. 9.23.
-SIDING OR SUCCO AS PER ELEVATIONS, MIN. 7/8" (200mm) FROM FINISHED GRADE (O.B.C. 9.28.1.4. & 9.27.1)
-1-1/2" (38mm) R8 (RS1 1.41) RIGID INSULATION W/ TAPERD JOINTS (O.B.C. 9.27.3.4)
-BRACE W/ CONT. 1 1/2 GAUGE STEEL T BRACES FROM TOP PLATE TO BIM, PLATE FOR THE FULL LENGTH OF WALL OR CONT. 2" X 4" (38mmx 89mm) SOLID WOOD BLOCKING @ APPROXIMATELY 45 DEG. FROM TOP PLATE TO BIM. PLATE FOR FULL LENGTH OF WALL
-2" x 4" (38mmx 89mm) WOOD STUDS @ 16" (400mm) O.C. @ 12" (300mm) O.C. ON BOTTOM FIR. WHEN 3 STOREYS.
-R14 (RS1 2.46) INSULATION
-CONTINUOUS AIR/VAPOR BARRIER IN CONFORMANCE W/ O.B.C. 9.25.3. & 9.25.4.
-NOTE - SUPPORT FOR 2 + 3 FLOORS ABOVE - O.B.C. 19.23.10.1. =
-FOR 2 FLOORS SUPPORTED ABOVE 2" X 4" (38mmx 89mm) STUDS ARE REQUIRED TO BE SPACED @ 12" (300mm) O.C.
-FOR 3 FLOORS SUPPORTED ABOVE 2" X 6" (38mmx 140mm) STUDS ARE REQUIRED TO BE SPACED @ 12" (300mm) O.C.
REQ. FOR FIRE RATING (LESS THAN 4'-0" LIMITING DISTANCE):
O.B.C. 9B-3 WALL = EW1b (STC = N/A, FIRE = 45 MIN)
FOR 45 MINUTE FIRE RATED WALL REQUIREMENTS SUBSTITUTE AND/OR ADD THE FOLLOWING MATERIALS:
-ADD 1/4" (6mm) PLYWOOD (EXTERIOR TYPE) OR EQUIVALENT AS PER O.B.C. 9.23.16, BETWEEN RIGID INSULATION AND WOOD STUD.
-REPLACE R14 (RS1 2.46) INSULATION WITH R14 (RS1 2.46) ABSORPTIVE INSULATING 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.

ONTARIO REGULATION 332/12 OBC - AMENDMENT O. REG. 139/17 JAN 1, 2018

client: Tice River Homes
project: Legacy
revisions:

#	date	dmn	chk	#	revisions
1	23-Jul-18		JM		
2	23-Jul-18	LO	JM		
3	20-Jul-18	WU	JM		

location: AYR
marking name:

16 ALTERNATE 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 STRIPS @ MAX. 15 3/4" (400mm) O.C. HORIZONTAL & 23 5/8" (600mm) O.C. VERTICAL
-PROVIDE WEEP HOLES @ 2'-7" (800mm) O.C. @ BIM. 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
-1-1/2" (38mm) R8 (RS1 1.41) RIGID INSULATION W/ TAPERD JOINTS (O.B.C. 9.27.3.4)
-2" x 4" (38mmx 89mm) WOOD STUDS @ 16" (400mm) O.C. @ 12" (300mm) O.C. ON BOTTOM FIR. WHEN 3 STOREYS
-BRACE W/ CONT. 1 1/2 GAUGE STEEL T BRACES FROM TOP PLATE TO BIM, PLATE FOR THE FULL LENGTH OF WALL OR
-CONT. 2" X 4" (38mmx 89mm) SOLID WOOD BLOCKING @ APPROXIMATELY 45 DEG. FROM TOP PLATE TO BIM. PLATE FOR FULL LENGTH OF WALL
-R14 (RS1 2.46) INSULATION
-CONTINUOUS AIR/VAPOR BARRIER IN CONFORMANCE W/ O.B.C. 9.25.3 & 9.25.4.
-NOTE - SUPPORT FOR 2 + 3 FLOORS ABOVE - O.B.C. 19.23.10.1. =
-FOR 2 FLOORS SUPPORTED ABOVE 2" X 4" (38mmx 89mm) STUDS ARE REQUIRED TO BE SPACED @ 12" (300mm) O.C.
-FOR 3 FLOORS SUPPORTED ABOVE 2" X 6" (38mmx 140mm) STUDS ARE REQUIRED TO BE SPACED @ 12" (300mm) O.C.

17 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 STRIPS @ MAX. 15 3/4" (400mm) O.C. HORIZONTAL & 23 5/8" (600mm) O.C. VERTICAL
-PROVIDE WEEP HOLES @ 2'-7" (800mm) O.C. @ BIM. 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
-1-1/4" (6mm) PLYWOOD EXTERIOR TYPE OR EQUIVALENT AS PER O.B.C. 9.23.16
-2" X 6" (38mmx 140mm) WOOD STUDS @ 16" (400mm) O.C.
-MIN. R22 (RS1 3.87) INSULATION (ZONE 1 OBC 9B-12.1.3.1.2.A)
-CONTINUOUS AIR/VAPOR BARRIER IN CONFORMANCE W/ O.B.C. 9.25.3. & 9.25.4.
-NOTE - SUPPORT FOR 3 FLOORS ABOVE - O.B.C. 19.23.10.1. =
-FOR 3 FLOORS SUPPORTED ABOVE 2" X 6" (38mmx 140mm) STUDS ARE REQUIRED TO BE SPACED @ 12" (300mm) O.C.

18 ALTERNATE FRAME WALL CONSTRUCTION:

O.B.C. 9.23.
-SIDING OR SUCCO AS PER ELEVATIONS, MIN. 7/8" (200mm) FROM FINISHED GRADE (O.B.C. 9.28.1.4. & 9.27.1)
-WALL SHEATHING MEMBRANE AS PER O.B.C. 9.27.3.2.
-1/4" (6mm) PLYWOOD EXTERIOR TYPE OR EQUIVALENT AS PER O.B.C. 9.23.16.
-2" x 4" (38mmx 89mm) WOOD STUDS @ 16" (400mm) O.C.
-NOTE - SUPPORT FOR 2 + 3 FLOORS ABOVE - O.B.C. 19.23.10.1. =
-FOR 2 FLOORS SUPPORTED ABOVE 2" X 4" (38mmx 89mm) STUDS ARE REQUIRED TO BE SPACED @ 12" (300mm) O.C.
-FOR 3 FLOORS SUPPORTED ABOVE 2" X 6" (38mmx 140mm) STUDS ARE REQUIRED TO BE SPACED @ 12" (300mm) O.C.
REQ. FOR FIRE RATING (LESS THAN 4'-0" LIMITING DISTANCE):
O.B.C. 9B-3 WALL = EW1b (STC = N/A, FIRE = 45 MIN)
FOR 45 MINUTE FIRE RATED WALL REQUIREMENTS SUBSTITUTE AND/OR ADD THE FOLLOWING MATERIALS:
-ADD ABSORPTIVE MATERIAL WITH A MASS OF AT LEAST 2.8 kg/ sq.m. -REPLACE 1/2"(12.7mm) GYPSUM BD. W/ 1/2" (12.7mm) TYPE 'X' GYPSUM BD.
REQ. FOR FIRE RATING (LESS THAN 2'-0" LIMITING DISTANCE):
-REFER TO REQUIREMENTS FOR LESS THAN 4'-0" LIMITING DISTANCE AND ADD/REPLACE THE FOLLOWING:
-NON-COMBUSTIBLE SIDING OR SUCCO AS PER ELEVATIONS (REFER TO MANUFACTURER'S SPECIFICATIONS).
OR
-VINYL SIDING IS PERMITTED PER O.B.C. 9.10.15.5.(3). OVER SHEATHING PAPER OVER 1/2" (12.7mm) GYPSUM EXTERIOR SHEATHING WHICH REPLACES EXTERIOR PLYWOOD OR EQUIV.

19 ALTERNATE FRAME WALL CONSTRUCTION:

O.B.C. 9.23.
-SIDING OR SUCCO AS PER ELEVATIONS, MIN. 7/8" (200mm) FROM FINISHED GRADE (O.B.C. 9.28.1.4. & 9.27.1)
-1-1/2" (38mm) R8 (RS1 1.41) RIGID INSULATION W/ TAPERD JOINTS (O.B.C. 9.27.3.4)
-BRACE W/ CONT. 1 1/2 GAUGE STEEL T BRACES FROM TOP PLATE TO BIM, PLATE FOR THE FULL LENGTH OF WALL OR CONT. 2" X 4" (38mmx 89mm) SOLID WOOD BLOCKING @ APPROXIMATELY 45 DEG. FROM TOP PLATE TO BIM. PLATE FOR FULL LENGTH OF WALL
-2" x 4" (38mmx 89mm) WOOD STUDS @ 16" (400mm) O.C. @ 12" (300mm) O.C. ON BOTTOM FIR. WHEN 3 STOREYS.
-R14 (RS1 2.46) INSULATION
-CONTINUOUS AIR/VAPOR BARRIER IN CONFORMANCE W/ O.B.C. 9.25.3 & 9.25.4.
-NOTE - SUPPORT FOR 2 + 3 FLOORS ABOVE - O.B.C. 19.23.10.1. =
-FOR 2 FLOORS SUPPORTED ABOVE 2" X 4" (38mmx 89mm) STUDS ARE REQUIRED TO BE SPACED @ 12" (300mm) O.C.
-FOR 3 FLOORS SUPPORTED ABOVE 2" X 6" (38mmx 140mm) STUDS ARE REQUIRED TO BE SPACED @ 12" (300mm) O.C.

20 ALTERNATE FRAME WALL CONSTRUCTION:

O.B.C. 9.23.
-SIDING OR SUCCO AS PER ELEVATIONS, MIN. 7/8" (200mm) FROM FINISHED GRADE (O.B.C. 9.28.1.4. & 9.27.1)
-1-1/2" (38mm) R8 (RS1 1.41) RIGID INSULATION W/ TAPERD JOINTS (O.B.C. 9.27.3.4)
-BRACE W/ CONT. 1 1/2 GAUGE STEEL T BRACES FROM TOP PLATE TO BIM, PLATE FOR THE FULL LENGTH OF WALL OR CONT. 2" X 4" (38mmx 89mm) SOLID WOOD BLOCKING @ APPROXIMATELY 45 DEG. FROM TOP PLATE TO BIM. PLATE FOR FULL LENGTH OF WALL
-2" x 4" (38mmx 89mm) WOOD STUDS @ 16" (400mm) O.C. @ 12" (300mm) O.C. ON BOTTOM FIR. WHEN 3 STOREYS.
-R14 (RS1 2.46) INSULATION
-CONTINUOUS AIR/VAPOR BARRIER IN CONFORMANCE W/ O.B.C. 9.25.3 & 9.25.4.
-NOTE - SUPPORT FOR 2 + 3 FLOORS

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

O.B.C. SB-3 WALL = EW1B (STC = N/A, FIRE = 4.5 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"(127mm) GYPSUM BD. W/ 1/2" (12.7mm) TYPE 'X' GYPSUM BD.
O.B.C. 19.23.10.1.

17 INTERIOR STUD WALLS:
-2" X 4" (38mm x 99mm) 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.
BEARING STUD WALL (BASEMENT):
-2" X 4" (38mm x 99mm) 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
PARTY WALL - BLOCK:
O.B.C. SB-3 WALL = B66 (STC = 57, FIRE = 2 HR)
-MIN. 1HR FIRE-RESISTANCE RATING CONTINUOUS FROM TOP OF FOOTINGS TO THE US OF ROOF DECK
-SPACE BETWEEN TOP OF WALL & ROOF DECK SHALL BE TIGHTLY FILLED W/ MINERAL WOOL OR NONCOMBUSTIBLE MATERIAL & CALKED TO PREVENT SMOKE PASSAGE
-1/2" (12.7mm) GYPSUM BOARD W/ TAPED JOINTS BOTH SIDES
-2" X 2" (38mm x 38mm) WOOD STRAPPING @ 24" (600mm) O.C. BOTH SIDES
-ABSORPTIVE MATERIAL ON BOTH SIDES FILLING A MINIMUM OF 90% OF THE CAVITY.
-7 1/2" (190mm) HOLLOW BLOCK (NORMAL WEIGHT AGGREGATE)
-STAGGER JOISTS & BEAMS MIN. 3 1/2" (90mm) @ PARTY WALLS AS PER O.B.C. 9.10.9.2 (1) & TABLE 2.1.1, SB-2
-ACOUSTICAL SEALANT AS PER O.B.C. SB-3 (NOTE (2) TO TABLE 1)

19 PARTY WALL - BLOCK (AGAINST GARAGE):
O.B.C. SB-3 WALL = B56 (STC = 51, FIRE = 2 HR)
-MIN. 1HR FIRE-RESISTANCE RATING CONTINUOUS
-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 STRAPPING @ 16" (400mm) O.C.
-R22 (RSI 3.52) RIGID INSULATION (NORMAL WEIGHT AGGREGATE)
-7 1/2" (190mm) HOLLOW BLOCK
-1/2" (12.7mm) GYPSUM BOARD @ WALL & U/S OF CEILING BETWEEN HOUSE AND GARAGE
-TAPE AND SEAL ALL JOINTS GAS TIGHT

19 PARTY WALL - BLOCK (AGAINST GARAGE):
O.B.C. SB-3 WALL = B56 (STC = 51, FIRE = 2 HR)
-MIN. 1HR FIRE-RESISTANCE RATING CONTINUOUS
-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 STRAPPING @ 16" (400mm) O.C.
-R22 (RSI 3.52) RIGID INSULATION
-7 1/2" (190mm) HOLLOW BLOCK
-1/2" (12.7mm) GYPSUM BOARD @ WALL & U/S OF CEILING BETWEEN HOUSE AND GARAGE
-TAPE AND SEAL ALL JOINTS GAS TIGHT

19 PARTY WALL - BLOCK (AGAINST GARAGE):
O.B.C. SB-3 WALL = B56 (STC = 51, FIRE = 2 HR)
-MIN. 1HR FIRE-RESISTANCE RATING CONTINUOUS
-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 STRAPPING @ 16" (400mm) O.C.
-R22 (RSI 3.52) RIGID INSULATION
-7 1/2" (190mm) HOLLOW BLOCK
-1/2" (12.7mm) GYPSUM BOARD @ WALL & U/S OF CEILING BETWEEN HOUSE AND GARAGE
-TAPE AND SEAL ALL JOINTS GAS TIGHT

19 PARTY WALL - BLOCK (AGAINST GARAGE):
O.B.C. SB-3 WALL = B56 (STC = 51, FIRE = 2 HR)
-MIN. 1HR FIRE-RESISTANCE RATING CONTINUOUS
-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 STRAPPING @ 16" (400mm) O.C.
-R22 (RSI 3.52) RIGID INSULATION
-7 1/2" (190mm) HOLLOW BLOCK
-1/2" (12.7mm) GYPSUM BOARD @ WALL & U/S OF CEILING BETWEEN HOUSE AND GARAGE
-TAPE AND SEAL ALL JOINTS GAS TIGHT

19 PARTY WALL - BLOCK (AGAINST GARAGE):
O.B.C. SB-3 WALL = B56 (STC = 51, FIRE = 2 HR)
-MIN. 1HR FIRE-RESISTANCE RATING CONTINUOUS
-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 STRAPPING @ 16" (400mm) O.C.
-R22 (RSI 3.52) RIGID INSULATION
-7 1/2" (190mm) HOLLOW BLOCK
-1/2" (12.7mm) GYPSUM BOARD @ WALL & U/S OF CEILING BETWEEN HOUSE AND GARAGE
-TAPE AND SEAL ALL JOINTS GAS TIGHT

19 PARTY WALL - BLOCK (AGAINST GARAGE):
O.B.C. SB-3 WALL = B56 (STC = 51, FIRE = 2 HR)
-MIN. 1HR FIRE-RESISTANCE RATING CONTINUOUS
-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 STRAPPING @ 16" (400mm) O.C.
-R22 (RSI 3.52) RIGID INSULATION
-7 1/2" (190mm) HOLLOW BLOCK
-1/2" (12.7mm) GYPSUM BOARD @ WALL & U/S OF CEILING BETWEEN HOUSE AND GARAGE
-TAPE AND SEAL ALL JOINTS GAS TIGHT

19 PARTY WALL - BLOCK (AGAINST GARAGE):
O.B.C. SB-3 WALL = B56 (STC = 51, FIRE = 2 HR)
-MIN. 1HR FIRE-RESISTANCE RATING CONTINUOUS
-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 STRAPPING @ 16" (400mm) O.C.
-R22 (RSI 3.52) RIGID INSULATION
-7 1/2" (190mm) HOLLOW BLOCK
-1/2" (12.7mm) GYPSUM BOARD @ WALL & U/S OF CEILING BETWEEN HOUSE AND GARAGE
-TAPE AND SEAL ALL JOINTS GAS TIGHT

20 PARTY WALL - FOUNDATION:
O.B.C. 9.13.4.2.
-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
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"X4" (38mm x 99mm) STUDS @ 16" (400mm) O.C. W/ SEPARATE 2" X 4" (38mm x 99mm) BOTTOM PLATE & SEPARATE DOUBLE 2" X 4" (38mm x 99mm) 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. 19.23.10.1. =
-FOR 2 FLOORS SUPPORTED ABOVE: 2" X 4" (38mm x 99mm) 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"x4" STUDS ARE USED AT STAIR OPENING, CONTINUE TO USE ON REMAINING FLOORS AT THE STAIR OPENING AT 16" O.C.

22 GARAGE WALL & CEILING:
O.B.C. 9.10.9.1.6.(3)
-1/2" (12.7mm) GYPSUM BOARD ON BOTH SIDES OF WALL & U/S OF CEILING BETWEEN HOUSE AND GARAGE
-TAPE AND SEAL ALL JOINTS GAS TIGHT
-R22 (RSI 3.87) INSULATION IN WALLS.
-R31 (RSI 5.41) INSULATION IN CEILINGS W/ FLOOR ABOVE
-CONTINUOUS AIR/VAPOUR BARRIER IN CONFORMANCE W/ O.B.C. -9.25.3. & 9.25.4. FOR FLOOR ABOVE.
-INSULATION AROUND DUCTS AND PIPING NOT TO ENDOUCH MIN. REQUIRED GARAGE AREA (REFER TO MUNICIPAL STANDARDS).
-1/2" (12.7mm) GYPSUM BOARD
-ROOF FRAMING MEMBERS ARE FASTENED TO TOP PLATES WITH 4 - 3 1/4" (82mm) TOE NAILS
-BOTTOM PLATES ARE FASTENED TO FLOOR JOISTS, BLOCKING OR RIM JOIST WITH 3 1/4" (82mm) NAILS AT 7 7/8" (200mm) O.C.
WALLS ADJACENT TO ATTIC SPACE:
-1/2" (12.7mm) GYPSUM BOARD
-CONTINUOUS AIR/VAPOUR BARRIER IN CONFORMANCE W/ O.B.C. -9.25.3. & 9.25.4.
-2" X 6" (38mm x 140mm) WOOD STUDS @ 16" (400mm) O.C.
-R22 (RSI 3.87) INSULATION
-1/2" (12.7mm) GYPSUM BOARD OR 1/4" (6mm) PLYWOOD SHEATHING ON ATTIC SIDE.
-ATTIC ACCESS TO BE PROVIDED AS PER O.B.C. 9.19.2.1.

23 DOUBLE VOLUME WALLS:
O.B.C. 9.23.10.1.
-3/8" (9.5mm) PLYWOOD, OSB OR WATERBOARD SHEATHING
-REFER TO PLAN FOR STUD SPECIFICATION
-STUDS FASTENED AT TOP & BOTTOM WITH 3/3-1/4" (82mm) TOE NAILS
-DOUBLE TOP PLATES FASTENED TOGETHER WITH 3" (76mm) AT 7 7/8" (200mm) O.C.
-SOLID BRIDGING AT 3'-11" (1200mm) O.C.
-MIN. R22 (RSI 3.87) INSULATION (ZONE 1 O.B.C. SB-12 1.3.1.1.2.A.)
-CONTINUOUS AIR/VAPOUR BARRIER IN CONFORMANCE WITH O.B.C. 9.25.3. & 9.25.9.

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 3.3.2.4 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:

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

24a SUNKEN FINISHED AREAS:
-USE SOLID BUILT-UP WOOD BEARING POST TO SUPPORT SUNKEN AREA AT FOUNDATION WALLS. EXTEND FOOTINGS TO SUPPORT POSTS.
-WHERE GRADING CONDITIONS WILL ALLOW, CHECK FOUNDATION WALLS INSTEAD OF USING BEARING POSTS.
-FLOOR STRUCTURE AS PER NOTE # 28.
DOUBLE MASONRY WITHIN WALL:
O.B.C. 9.20.8.2.
-3 1/2" MASONRY VENEER ON 2" MORTAR JOINT ON 3 1/2" MASONRY VENEER -WHYTES TO BE TIED W/ METAL TIES INSTALLED AS PER O.B.C. 9.20.9.4.
-SILL PLATE REQUIRED FOR EACH SIDE AND CEILING FRAMING MEMBERS
-6" SILL W/ 2" BEARING ON FACE SIDE & ANCHOR BOLTS @ 4'-0" O.C.
NOTE: MASONRY TO BE SOLID & MORTAR JOINT FILLED SOLID FLOOR JOISTS BEARING ON WHYTES. FLOOR JOISTS ARE NOT TO PROJECT INTO CAVITY AREA.

25 CORBEL MASONRY VENEER:
-MASONRY VENEER TO BE CORBELLED AS PER O.B.C. 9.20.12.3.(1)
FLOOR ASSEMBLIES:
O.B.C. 9.23.7.
SILL PLATE:
-2" X 4" (38mm X 99mm) PLATE
-1 1/2" (12.7mm) DIA. ANCHOR BOLTS @ 7'-10" (2400mm) O.C. FASTENED TO PLATE W/ NUTS AND WASHERS & SHALL BE EMBEDDED NOT LESS THAN 4" (100mm) INTO FOUNDATION WALL.
-SILL PLATE TO BE CALKED, OR PLACED ON A LAYER NOT LESS THAN 1" (25mm) THICK FIBRE COMPRESSING, OR FOAM GASKET, OR PLACED ON FULL BED OF MORTAR.
BRIDGING & STRAPPING:
O.B.C. 9.23.9.4.
O1 STRAPPING
-1" X 3" (19mm x 64mm) N/AELED TO U/S OF JOISTS @ MAX. 6'-11" (2100mm) O.C.
-FASTENED TO SILL OR HEADER @ ENDS
-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
-d) & b) USED TOGETHER OR
-1 1/2" (38mm) SOLID BLOCKING @ MAX. 6'-11" (2100mm) O.C. USED WITH STRAPPING (c)
d) FLOORING OR PANEL TYPE CEILING
-STRAPPING NOT REQUIRED IF FLOORING STRIPS OR PANEL TYPE CEILING FINISH IS ATTACHED DIRECTLY TO JOISTS.

26 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 TON BARS @ 7 7/8" (200mm) EACH WAY
-1 1/4" (30mm) CLEAR COVER FROM THE BOTTOM OF THE SLAB
-3" (75mm) END BEARING ON FOUNDATION WALL
-23 5/8" (600mm) X 23 5/8" (600mm) 10M DOWELS @ 23 5/8" (600mm) O.C.
-IF A COLD CELLAR IS LOCATED BELOW THE SLAB, SUPPORT ON FOUNDATION WALLS NOT TO EXCEED 8'-2"

28 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)
-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 1/1.50 OF CEILING AREA)
-ADD CONTINUOUS AIR/VAPOUR BARRIER IN CONFORMANCE W/ O.B.C. 9.25.3. & 9.25.4.
-ADD 5/8" (15.9mm) GYPSUM BOARD W/ TEXTURED CEILING (O.B.C. 19.29.5.3.)

28 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)
-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 1/1.50 OF CEILING AREA)
-ADD CONTINUOUS AIR/VAPOUR BARRIER IN CONFORMANCE W/ O.B.C. 9.25.3. & 9.25.4.
-ADD 5/8" (15.9mm) GYPSUM BOARD W/ TEXTURED CEILING (O.B.C. 19.29.5.3.)

29 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)
-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 1/1.50 OF CEILING AREA)
-ADD CONTINUOUS AIR/VAPOUR BARRIER IN CONFORMANCE W/ O.B.C. 9.25.3. & 9.25.4.
-ADD 5/8" (15.9mm) GYPSUM BOARD W/ TEXTURED CEILING (O.B.C. 19.29.5.3.)

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)
-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 1/1.50 OF CEILING AREA)
-ADD CONTINUOUS AIR/VAPOUR BARRIER IN CONFORMANCE W/ O.B.C. 9.25.3. & 9.25.4.
-ADD 5/8" (15.9mm) GYPSUM BOARD W/ TEXTURED CEILING (O.B.C. 19.29.5.3.)

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-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)
-EXTERIOR GUARD AS PER #36g
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-REQUIRED FOR OVER HEATED SPACES:
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-ADD 5/8" (15.9mm) GYPSUM BOARD W/ TEXTURED CEILING (O.B.C. 19.29.5.3.)

31 TYPICAL ROOF:
O.B.C. 9.26.
-NO. 210 (90, 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 LAD 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 MANUFACTURERS LAYOUT).
-TRUSS BRACING AS PER TRUSS MANUFACTURER
-EAVES/ROOF ON PREFINISHED FASCIA AND VENIED SOFFIT (VINYL OR ALUMINIUM)
-ATTIC VENTILATION 1:300 OF INSULATED CEILING AREA WITH 50% AT SOFFIT.

32 CEILING:
-R60 (RSI 10.56) INSULATION
-CONTINUOUS AIR/VAPOUR BARRIER IN CONFORMANCE W/ O.B.C. 9.25.3. & 9.25.4.
-1/2" (12.7mm) GYPSUM BOARD W/ PAINTED CEILING OR
-5/8" (15.9mm) GYPSUM BOARD W/ TEXTURED CEILING (O.B.C. 19.29.5.3.)
VAULTED OR CATHEDRAL CEILING:
O.B.C. 9.26. & TABLE A 4
-NO. 210 (90, 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 LAD 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.

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-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. 19.29.5.3.)
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-TRUSS BRACING AS PER TRUSS MANUFACTURER
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-3/8" (10mm) PLYWOOD SHEATHING OR OSB (0-2 GRADE) WITH "H" CLIPS.

revisions	date	dwn	chk	#	revisions	date	dwn	chk
1	ISSUED FOR CLIENT REVIEW	21/08/18	JM	JM				
2	REVISED PER TRUSS COORDINATION	25/08/18	LO	JM				
3	REVISED PER TRUSS COMMENTS & ISSUED FOR PERM	20/09/18	WJ	JM				

Client: **Tice River Homes** Location: **Ayr**
Project: **Legacy** marketing name

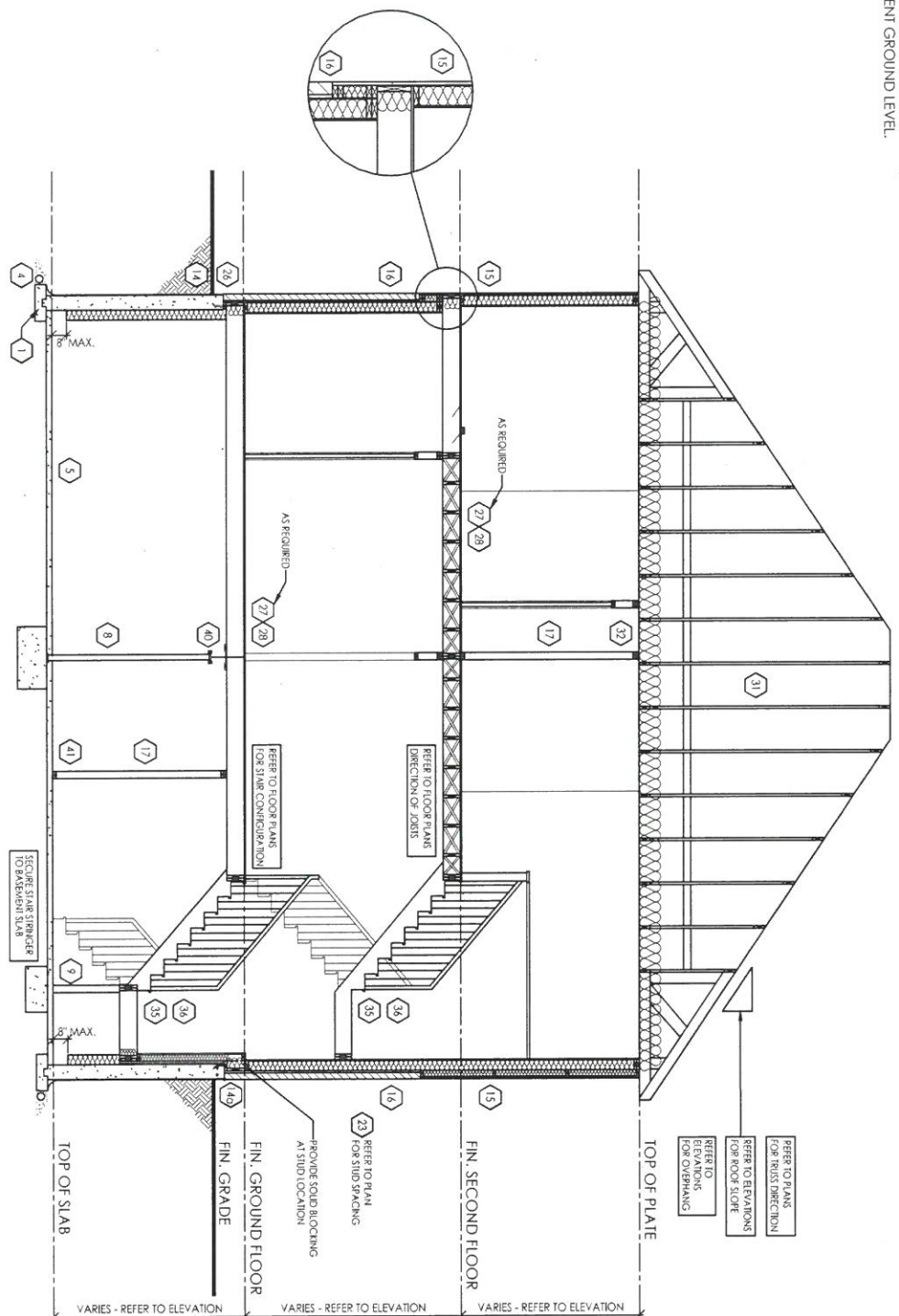
PN design		model	
scale	3/16" = 1'0"	project #	17052
page			

34 CONVENTIONAL FRAMING:
O.B.C. TABLE A6 OR A7
-2" X 4" (38mm x 99mm) RAFTERS @ 16" (400mm) O.C. MAX. SPAN 12'-9" (3890mm)
-2" X 4" (38mm x 99mm) 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.
ATTIC ACCESS HATCH:
OBC 9.19.2.1. & SB-12.3.1.8.(1)
-19 3/4" X 27 1/2" (500mm X 700mm) ATTIC 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. RISE = 6-1/4" (160mm)
-MIN. RISE = 9-1/4" (235mm)
-MAX. NOSING = 1" (25mm)
-MIN. HEADROOM = 6'-5" (1950mm)
-MIN. WIDTH (BETWEEN WALL FACES) = 2'-10" (610mm)
-MIN. WIDTH (EXIT STAIRS, BETWEEN GUARDS) = 2'-11" (900mm)
-MIN. ANGLED TREADS: = 5-7/8" (150mm)
-MIN. 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. 7/8" (20mm) RISE
-FOUND. WALL REQUIRED WHEN NUMBER OF RISERS EXCEEDS 2
-FIG. 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
-

- 36D EXTERIOR GUARDS @ Juliet BALCONY:**
 - FOR RAILING SPANNING MAXIMUM OF 6'-0"
 - PROVIDE PERM. METAL RAILING W/ 7/6mm 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"Ø 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" (390mm) DEEP
- 38** -WASHROOMS TO BE MECHANICALLY VENTED TO PROVIDE AT LEAST ONE AIR CHANGE PER HOUR. O.B.C.- 9.32.1.3(j)
- 39** -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
- 43** -SMOKE ALARM. O.B.C.- 9.10.19.
- 44** -PROVIDE 1 ON EACH FLOOR INCLUDING BASEMENTS
- 45** -PROVIDE 1 IN EACH BEDROOM
- 46** -PROVIDE 1 IN EACH HALLWAY SERVING BEDROOMS
- 47** -INSTALLED AT OR NEAR CEILING
- 48** -ALARMS TO BE CONNECTED IN CIRCUIT AND INTERCONNECTED SO ALL ALARMS WILL BE ACTIVATED IF ANY ONE OF THEM SOUNDS AND HAVE A VISUAL SIGNALING COMPONENT
- 49** -ALARMS MUST BE HARDWIRED AND HAVE AN ALTERNATE POWER SOURCE THAT CAN POWER ALARM FOR 7 DAYS, FOLLOWED BY 4 MINUTES OF ALARM
- 50** -CARBON MONOXIDE ALARM (CMA). O.B.C.- 9.33.4.
- 51** -WHERE THERE IS A FUEL BURNING APPLIANCE A CMA SHALL BE PROVIDED ADJACENT TO EACH SLEEPING AREA.
- 52** -CMA TO BE WIRED IN CIRCUIT TO SOUND SMOKE ALARMS WHEN ACTIVATED.
- 53** -MAIN DOOR TO BE OPERABLE FROM INSIDE W/OUT KEY
- 54** -PROVIDE A VIEWER WITH A VIEWING ANGLE OF NOT LESS THAN 160 DEG.
- 55** -NON-GLAZING IS PROVIDED IN DOOR OR A SIDELIGHT IS PRESENT.
- 56** -R4 (RSI 0.70) WHERE A STORM DOOR IS NOT PROVIDED
- 57** -GARAGE MAIN DOORS TO BE GAS PROOFED WITH SELF CLOSING WEATHERSTRIPPING. THRESHOLD & DEAD BOLT PER O.B.C. 9.10.13.15. R4 (RSI 0.70)
- 58** -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.
 - 1'-4" X 1'-4" MASONRY VENER SURROUND W/ PRECAST CONCRETE CAP.
 - REFER TO ELEVATION DRAWINGS FOR HEIGHT OF CAP.
 - 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.
 - 1'-4" X 1'-4" MASONRY PIER TO BE CONSTRUCTED SOLID W/ PRECAST CONCRETE CAP.
 - REFER TO ELEVATION DRAWINGS FOR HEIGHT OF CAP.
 - NOTE: DECORATIVE STRUCTURAL COLUMNS MAY REPLACE 6" X 6" POST PROVIDED THAT THEY ARE IN CONFORMANCE 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 TYPED DOOR (MIN. R-4 RSI 0.7)
 - INSULATE FULL HEIGHT OF INTERIOR BASEMENT WALL W/ MIN. R12 (RSI 2.11)
- 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)(g)&(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)
- 52** ELECTRICAL VEHICLE CHARGING REQUIREMENTS:
 - REFER TO OBC 9.34.1.1 FOR REQUIREMENTS (EFFECTIVE JANUARY 2018)
- 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)



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	
A	865x2030x45 (2'10"x6'8"x1-3/4")
B	815x2030x45 (2'8"x6'8"x1-3/8")
C	760x2030x45 (2'6"x6'8"x1-3/8")
D	710x2030x45 (2'4"x6'8"x1-3/8")
E	460x2030x45 (1'6"x6'8"x1-3/8")
F	610x2030x45 (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" 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
WD12B	1/1 3/4" X 9 1/2" (2.0E) LVL
WD13	2/1 3/4" X 9 1/2" (2.0E) LVL
WD14	1/1 3/4" X 11 7/8" (2.0E) LVL
WD15	2/1 3/4" X 11 7/8" (2.0E) LVL
WD16	1/1 3/4" X 14" (2.0E) LVL
WD17	3/1 3/4" X 14" (2.0E) LVL

LINES	
L1	4" X 3-1/2" X 1/4" L
L3	4-7/8" X 3-1/2" X 5/16" L
L5	2-7/8" X 3-1/2" X 3/8" L
L7	3-1/2" X 3-1/2" X 5/8" L
L8	4-7/8" X 3-1/2" X 3/8" L
L9	4" X 3-1/2" X 1/4" L
L10	5-7/8" X 3-1/2" X 1/2" L
L11	4-7/8" X 3-1/2" X 3/8" L
L12	6" X 3-1/2" X 5/8" 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 (4)		CARBON MONOXIDE ALARM (CMA) (45)
	WATERPROOF		FLOOR DRAIN
	DUPLEX OUTLET		SOLID BEARING (TO BE MAINTAINED AS SUPPORTED MEMBER)
	VENTS AND INTAKES		POINT LOAD
	HOSE BIB		FLAT ARCH
	EXHAUST FAN		2 STORY WALL
	COLD CELLAR VENT (38)		EXT. LIGHT FIXTURE (TO BE MAINTAINED AS SUPPORTED MEMBER)
	STOVE VENT		HYDROM. METER
	FIRE PLACE VENT		GAS METER
	DRYER VENT		

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.M.* 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	23/08/18	BJ	JM					
2	REVISED PER TRUSS COORDINATION	23/08/18	LO	JM					
3	ISSUED FOR PERMIT	20/08/18	WU	JM					

location: AYT

PICCO ENGINEERING
 Tel: (505) 769-9638

PN design
 Imagine • Inspire • Create

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

page: **D3**