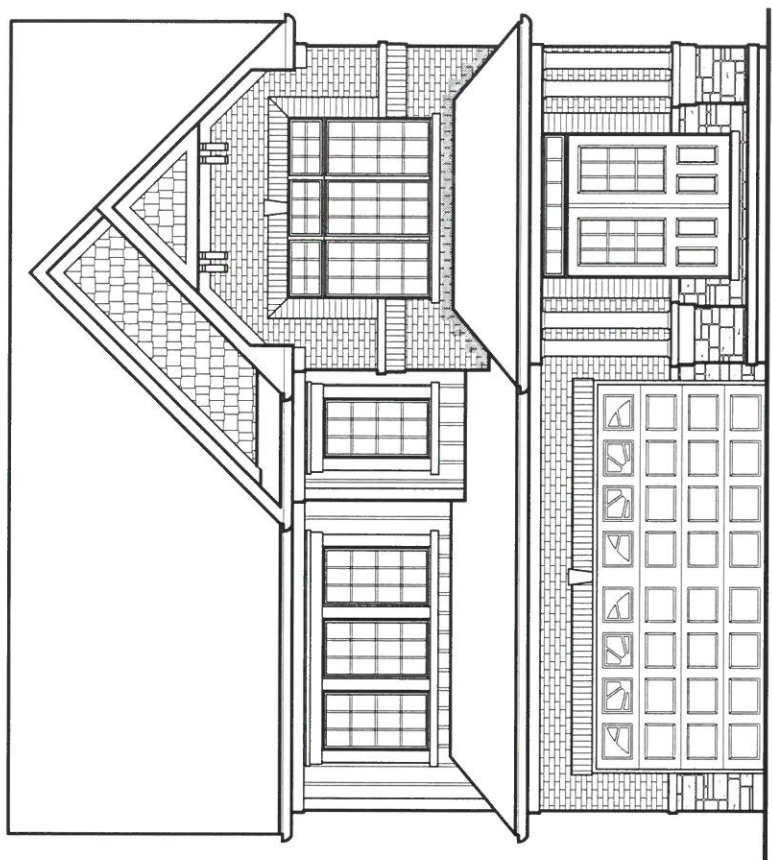


FRONT ELEVATION 'A'



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'
- A6 ROOF PLAN ELEV 'A'
- A7 FRONT ELEVATION 'A'
- A8 RIGHT SIDE ELEVATION 'A'
- A9 REAR ELEVATION 'A' & 'B'
- A10 LEFT SIDE ELEVATION 'A'
- A11 FRONT ELEVATION 'B'
- D1 ROOF PLAN ELEV 'B'
- D2 RIGHT SIDE ELEVATION 'B'
- D3 LEFT SIDE ELEVATION 'B'
- D4 CONSTRUCTION NOTES
- D5 CONSTRUCTION NOTES
- D6 CONSTRUCTION NOTES
- D7 CONSTRUCTION NOTES

Areas:

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

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:

client: Tice River Homes

project: Legacy

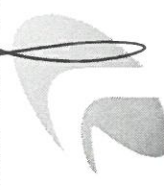
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marketing name:

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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					



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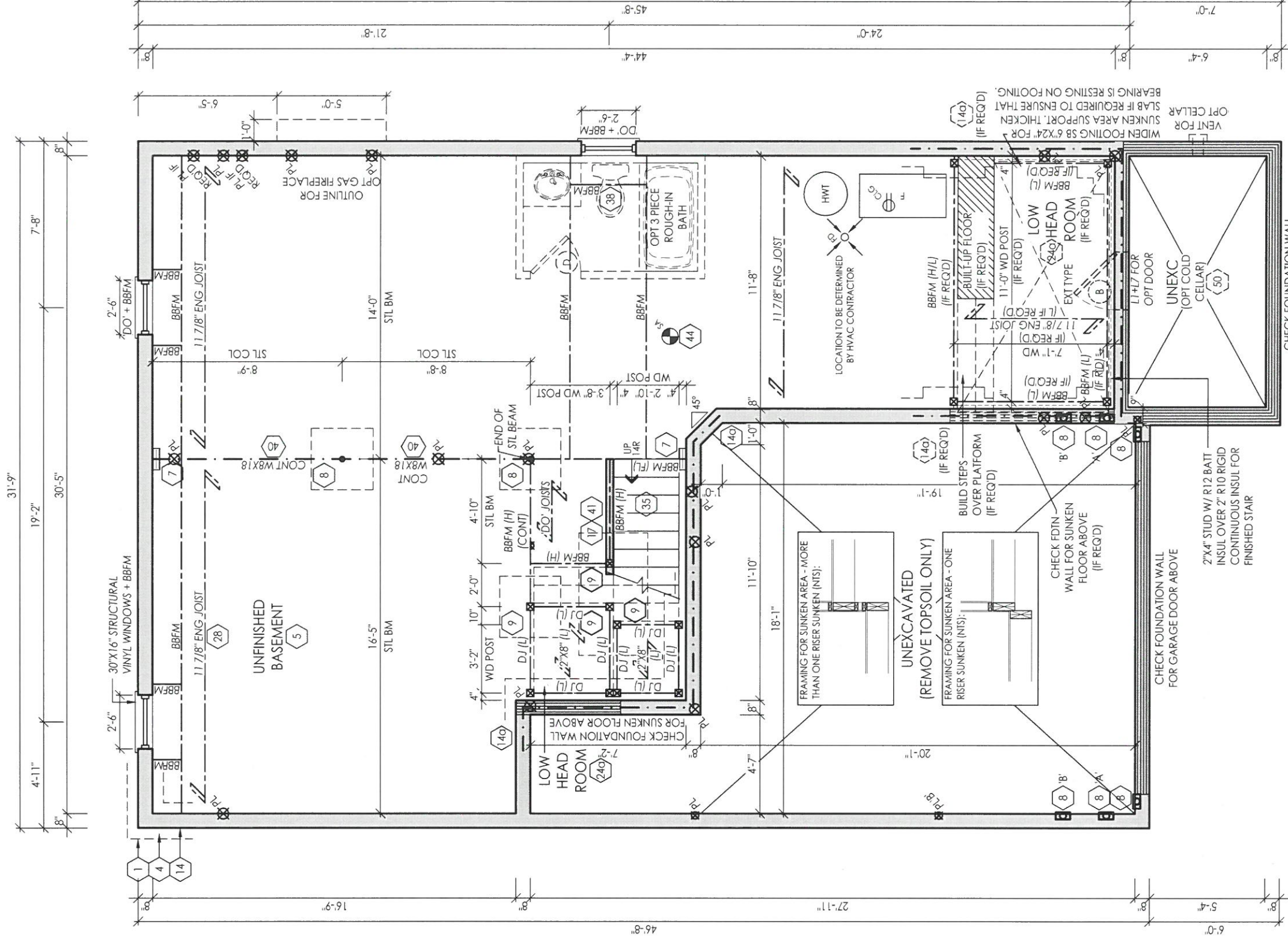
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scale: 3/16" = 1'0"

project #: 17052

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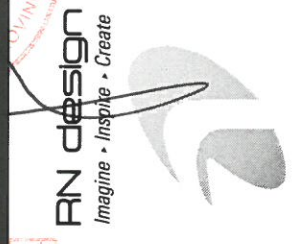
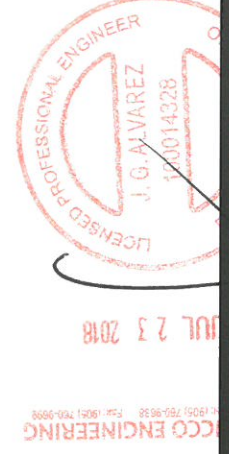
A0



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

18'-0" 11'-7" 13'-1" 18'-8" 18'-8" 18'-0" 11'-7" 13'-1"

BASEMENT FLOOR ELEV 'A' & 'B'



client: Tice River Homes
 project: Legacy
 location: Av1
 model: 40-02
 scale: 3/16" = 1'0"
 project #: 17052

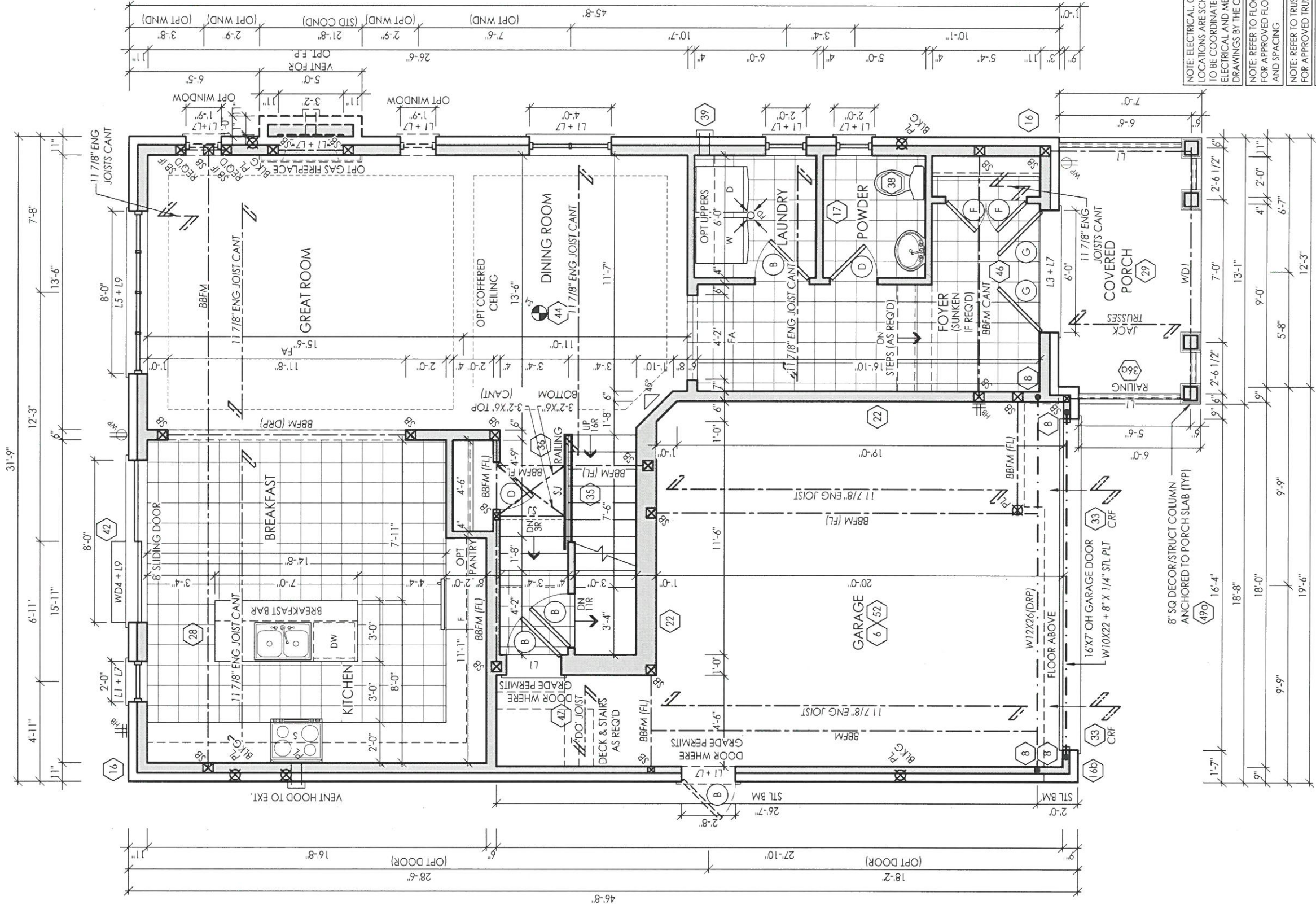
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2	REVISED PER TRUSS COORDINATION	23 APR 18	LO	JM					
3	REVISED PER ENGINEER COMMENTS & ISSUED FOR PERMIT	20 JUL 18	WU	JM					

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

QUALIFIED DESIGNER BCIN: 47245
 FIRM BCIN: 26995
 DATE:

J.M.

SIGNATURE:



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

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

NOTE: REFER TO TRUSS DRAWINGS FOR APPROVED TRUSS LAYOUT

NOTE: CONC FRONT PORCH POURED PRIOR TO BRICK

GROUND FLOOR ELEV 'A'
CANT LANDING DETAIL ON PAGED 4



PN design
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client: **Tice River Homes**
project: **Legacy**
location: **Ayr**
marking name: _____

#	revisions	date	dwn	chk	#	revisions	date	dwn	chk
1	ISSUED FOR CLIENT REVIEW	23-FEB-18	KK	JM					
2	REVISED PER TRUSS COORDINATION	23-APR-18	LO	JM					
3	ISSUED FOR PERMIT	20-JUL-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**
DATE: _____

SIGNATURE: *J.M.*

DATE: _____

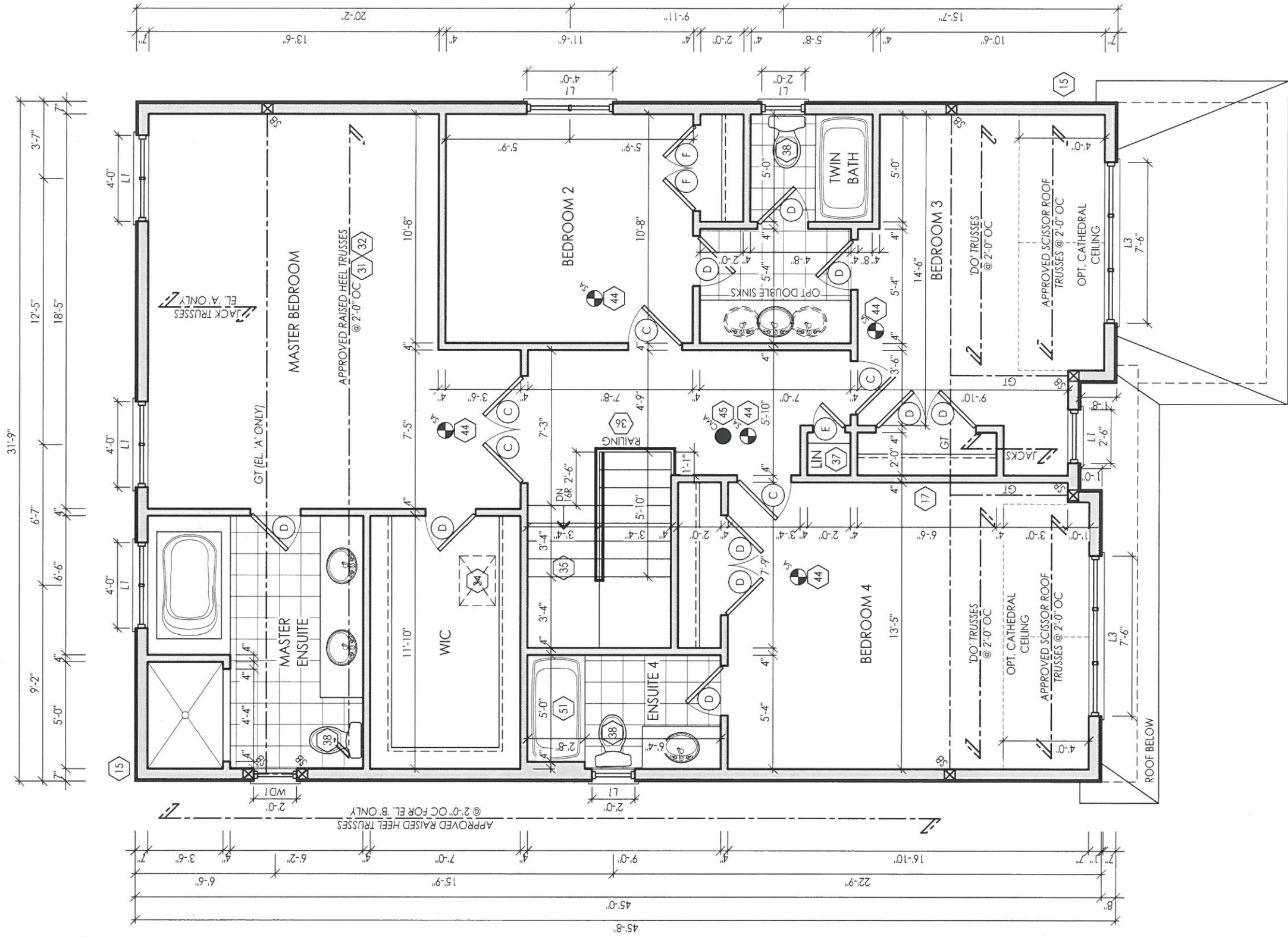
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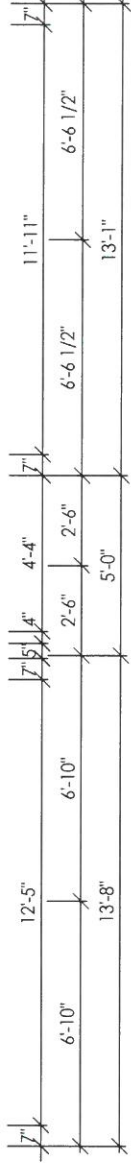
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A2

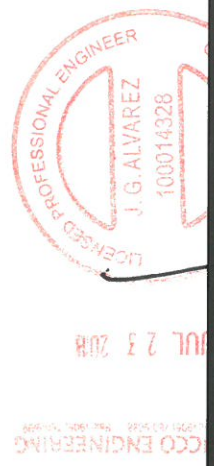
CO ENGINEERING
L 23 2018
LICENSED PROFESSIONAL ENGINEER
J. G. ALVAREZ
100014328



NOTE: REFER TO TRUSS DRAWINGS FOR APPROVED TRUSS LAYOUT



SECOND FLOOR ELEV 'A'



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

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

SIGNATURE:

client: **Tice River Homes**

project: **Legacy**

location: **Ayr**

marking name

date dwn chk

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

RN design
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model: **40-02**

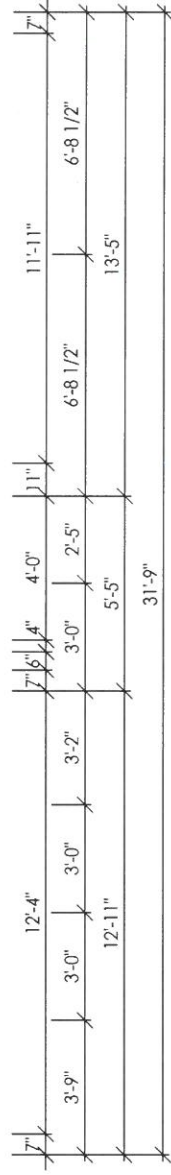
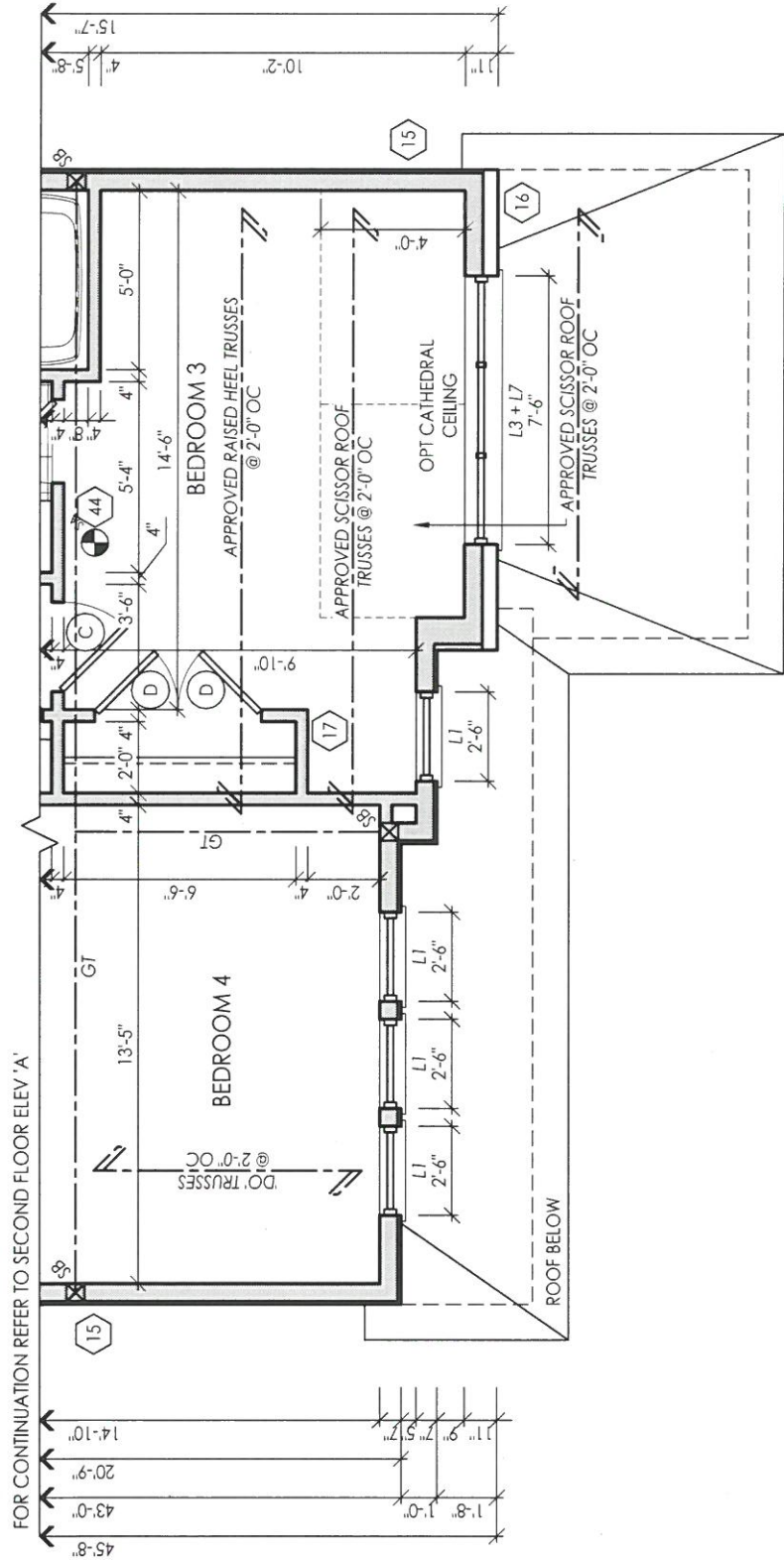
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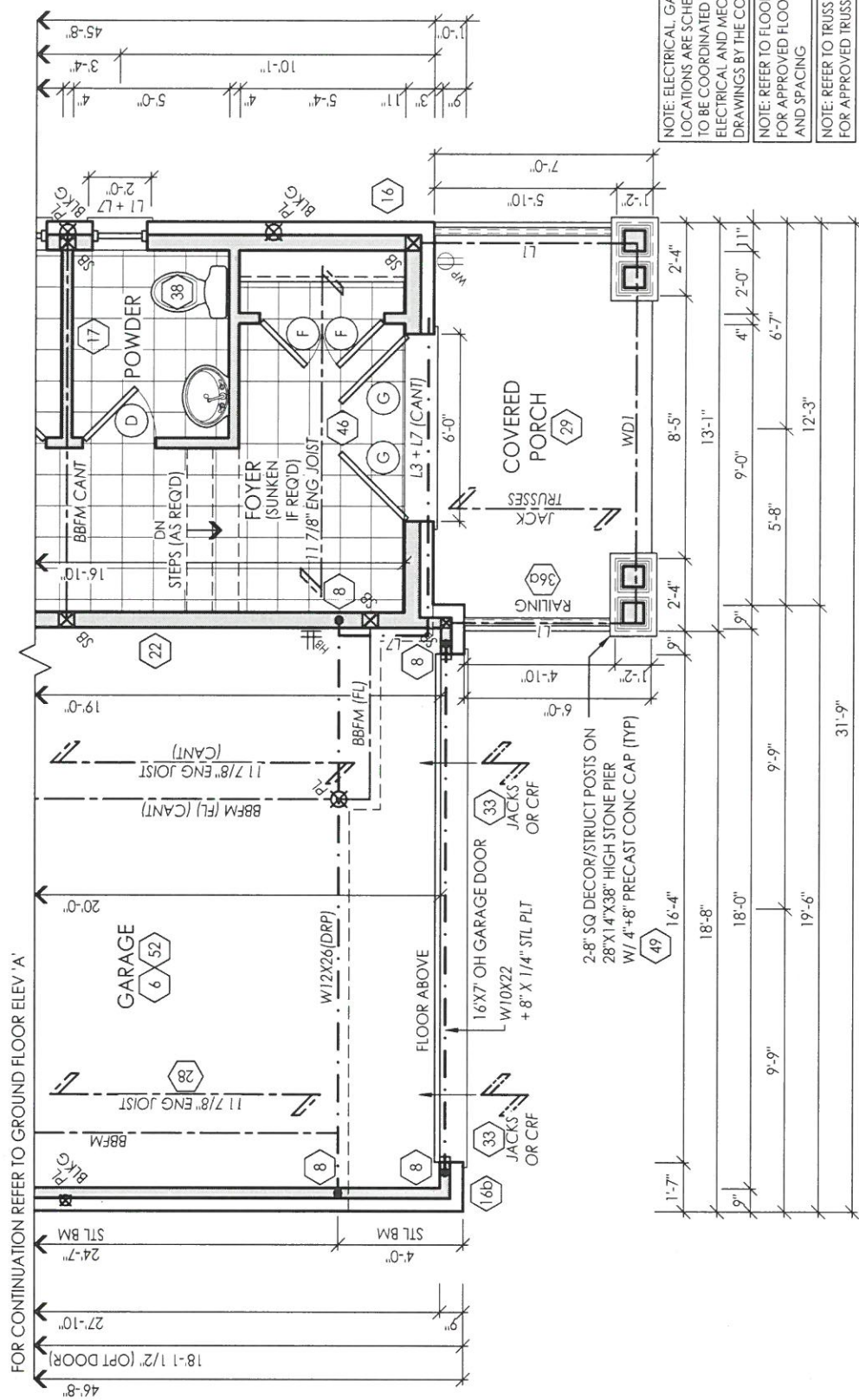
page

A3

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PARTIAL SECOND FLOOR ELEV 'B'



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: REFER TO TRUSS DRAWINGS FOR APPROVED TRUSS LAYOUT

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-5 SUBSECTION-3.2.4 OF THE BUILDING CODE. I AM QUALIFIED AND THE FIRM IS REGISTERED IN THE APPROPRIATE CLASSES / CATEGORIES.

QUALIFIED DESIGNER BCIN: 47245
 FIRM BCIN: 26995
 DATE:

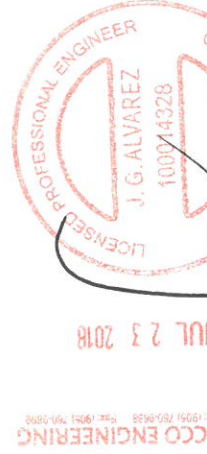
J. M.

SIGNATURE:

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

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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					

location: **Ayr**
 marketing name:



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model: **40-02**

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

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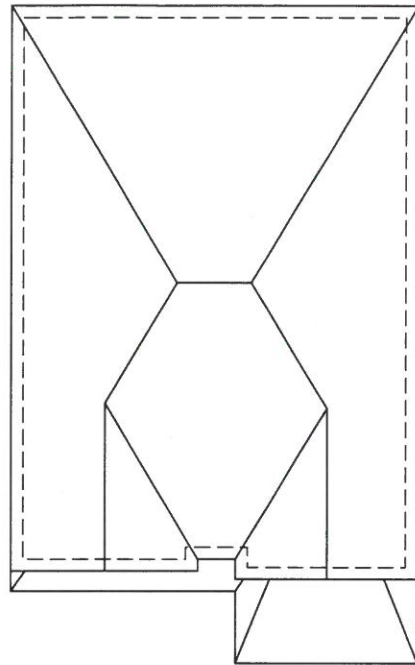
A4

GROSS GLAZING AREA

TOTAL PERIPHERAL WALL AREA	3053.40 SF	283.66 m ²
FRONT GLAZING AREA	113.17 SF	10.51 m ²
LEFT SIDE GLAZING AREA	14 SF	1.30 m ²
RIGHT SIDE GLAZING AREA	60.78 SF	5.65 m ²
REAR GLAZING AREA	166.06 SF	15.43 m ²
TOTAL GLAZING AREA	354.01 SF	32.89 m²
TOTAL GLAZING PERCENTAGE	11.59 %	

GROSS GLAZING AREA - W/ OPT WIN

TOTAL PERIPHERAL WALL AREA	3053.40 SF	283.66 m ²
FRONT GLAZING AREA	113.17 SF	10.51 m ²
LEFT SIDE GLAZING AREA	14 SF	1.30 m ²
RIGHT SIDE GLAZING AREA	79.44 SF	7.38 m ²
REAR GLAZING AREA	166.06 SF	15.43 m ²
TOTAL GLAZING AREA	372.67 SF	34.62 m²
TOTAL GLAZING PERCENTAGE	12.21 %	



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" O.C. WITH A 2"x4" SPF VERTICAL POST TO THE TRUSS UNDER. AT EACH CROSS POINT, POSTS LONGER THAN 6' TO BE Laterally Braced so that the distance between end points & between rows of bracing does not exceed 6'.

NOTE: REFER TO TRUSS DRAWINGS FOR APPROVED TRUSS LAYOUT

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

ASPHALT SHINGLES W/ FLASHING AT VALLEYS (TYP)

31

OPT. CATHEDRAL CEILING BEYOND (7:12 SLOPE)

PRE-FINISHED ALUMINUM RWL AND GUTTER ON PRE-FINISHED FASCIA BOARD AND VENTED SOFFIT (TYP)

1"x6" DECOR ALUM FRIEZE BOARD (TYP)

2"+6" VINYL ARCH W/ CENTER KEystone W/ 2"+6" VINYL SURROUNDS W/ 6" VINYL SURROUNDS W/ 4" VINYL SILL (TYP)

90"x24" EXT SEGMENT ARCH TRANSOM

BLACK GLASS WITH STANDARD CLG. (TYP)

U/S OF GARAGE & PORCH SOFFIT

BRICK SOLDIER COURSE HEADER W/ CENTER KEystone (TYP)

FACE BRICK (TYP)

4" PRECAST CONC BAND W/ BRICK SOLDIER COURSE BAND

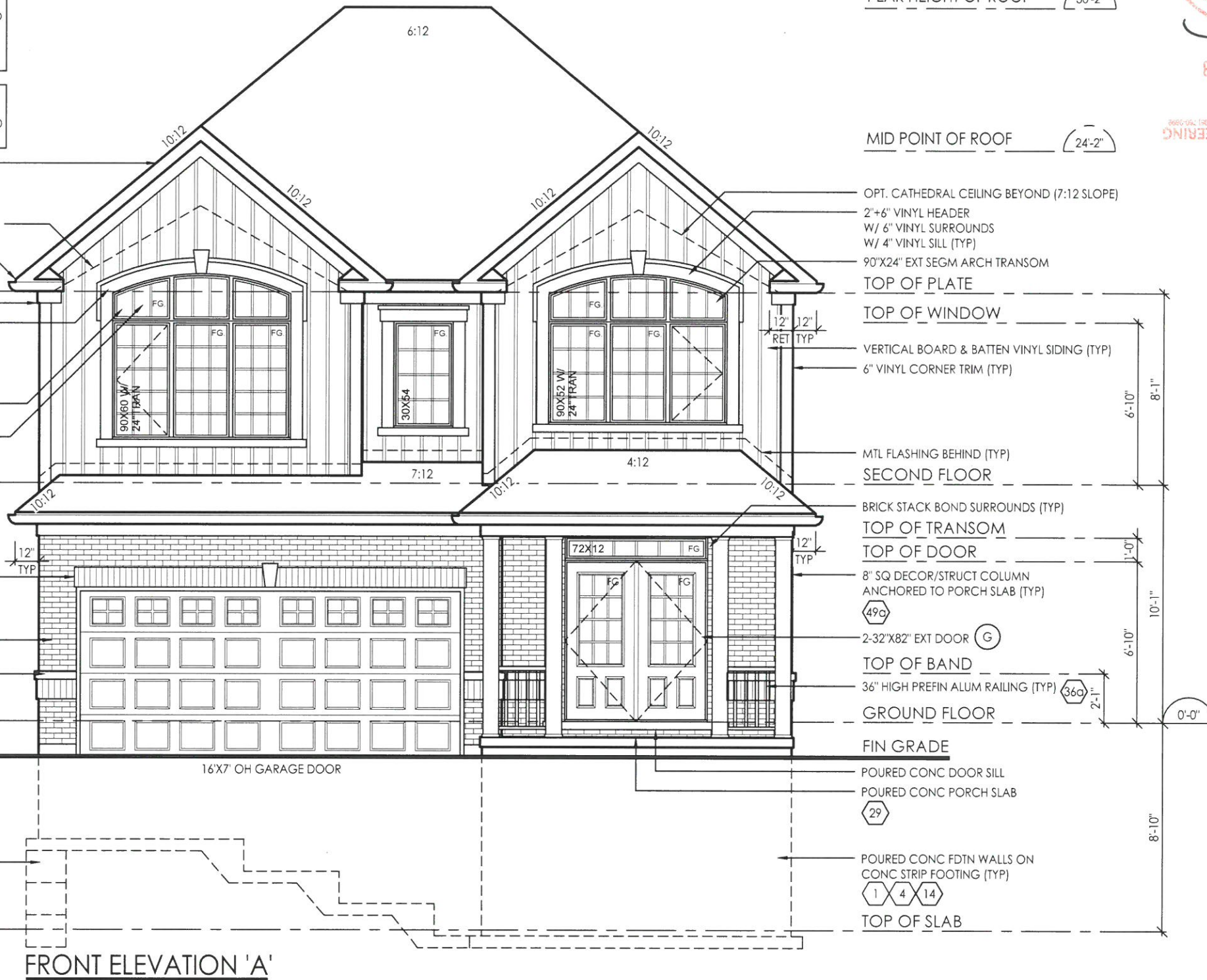
GROUND FLOOR

FIN GRADE

U/S OF FOOTING

STEPPED FOOTING (TYP)

3



FRONT ELEVATION 'A'

PEAK HEIGHT OF ROOF (30'-2")

MID POINT OF ROOF (24'-2")

OPT. CATHEDRAL CEILING BEYOND (7:12 SLOPE)

2"+6" VINYL HEADER W/ 6" VINYL SURROUNDS W/ 4" VINYL SILL (TYP)

90"x24" EXT SEGMENT ARCH TRANSOM

TOP OF PLATE

TOP OF WINDOW

VERTICAL BOARD & BATTEN VINYL SIDING (TYP)

6" VINYL CORNER TRIM (TYP)

MTL FLASHING BEHIND (TYP)

SECOND FLOOR

BRICK STACK BOND SURROUNDS (TYP)

TOP OF TRANSOM

TOP OF DOOR

8" SQ DECOR/STRUCT COLUMN ANCHORED TO PORCH SLAB (TYP)

49c

2-32"x82" EXT DOOR (G)

TOP OF BAND

36" HIGH PREFIN ALUM RAILING (TYP) 36c

GROUND FLOOR

FIN GRADE

POURED CONC DOOR SILL
POURED CONC PORCH SLAB

29

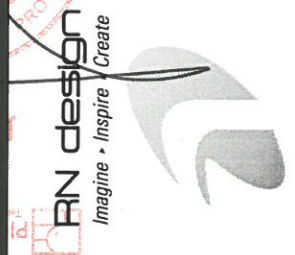
POURED CONC FDN WALLS ON CONC STRIP FOOTING (TYP)

1 4 14

TOP OF SLAB



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PROVINCE OF ONTARIO
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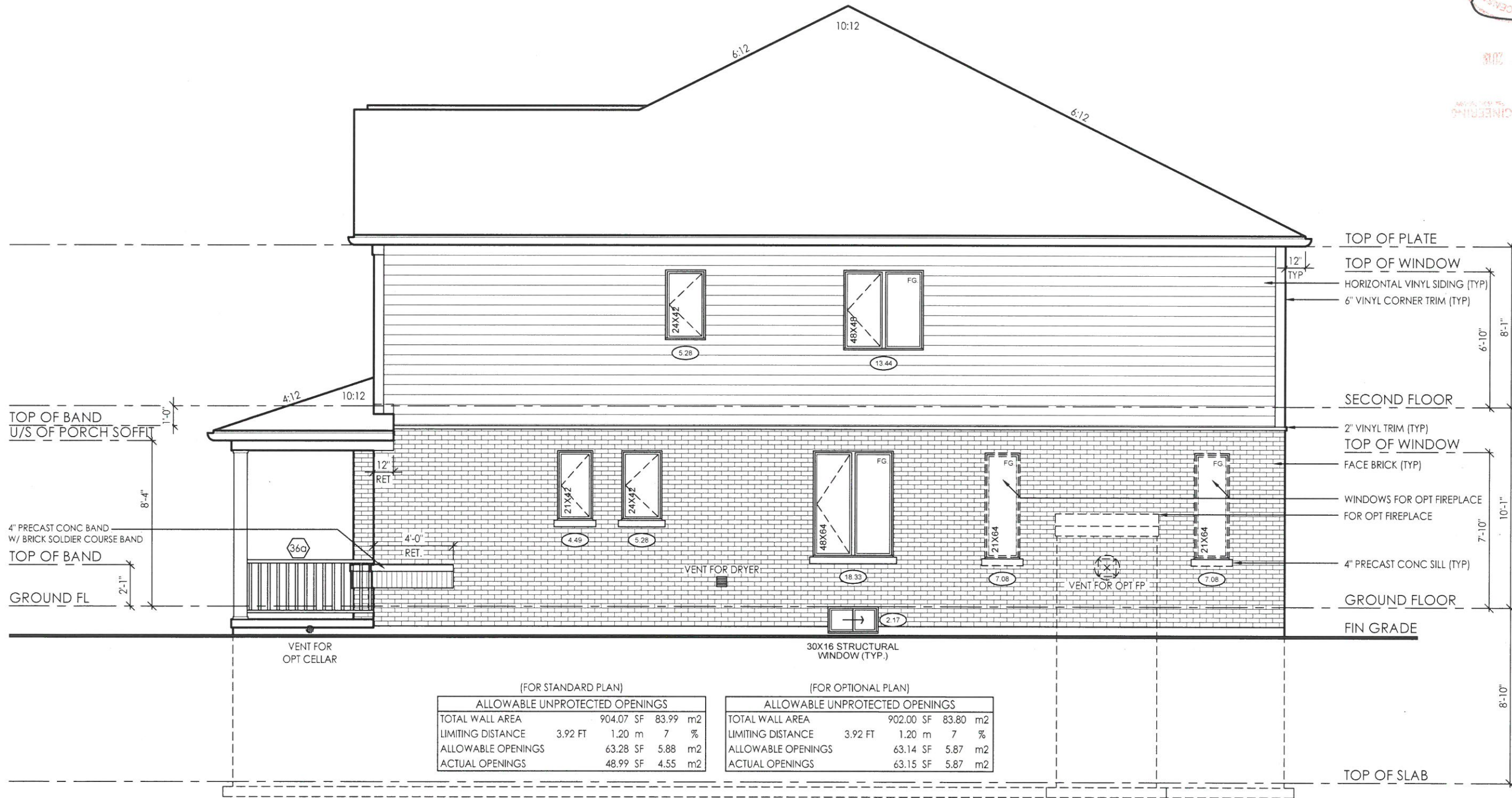
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location	Ayr
project	Legacy
marking name	
revisions	
date	23 FEB 18
chk	JK
date	23 APR 18
chk	LO
date	23 JUL 18
chk	WU
date	
chk	

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:

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

A5



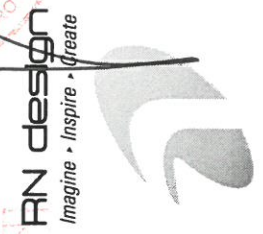
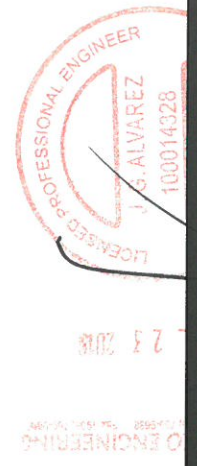
(FOR STANDARD PLAN)

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

(FOR OPTIONAL PLAN)

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

RIGHT SIDE ELEVATION 'A'



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

page

A6

location Ayr

client Tice River Homes

project Legacy

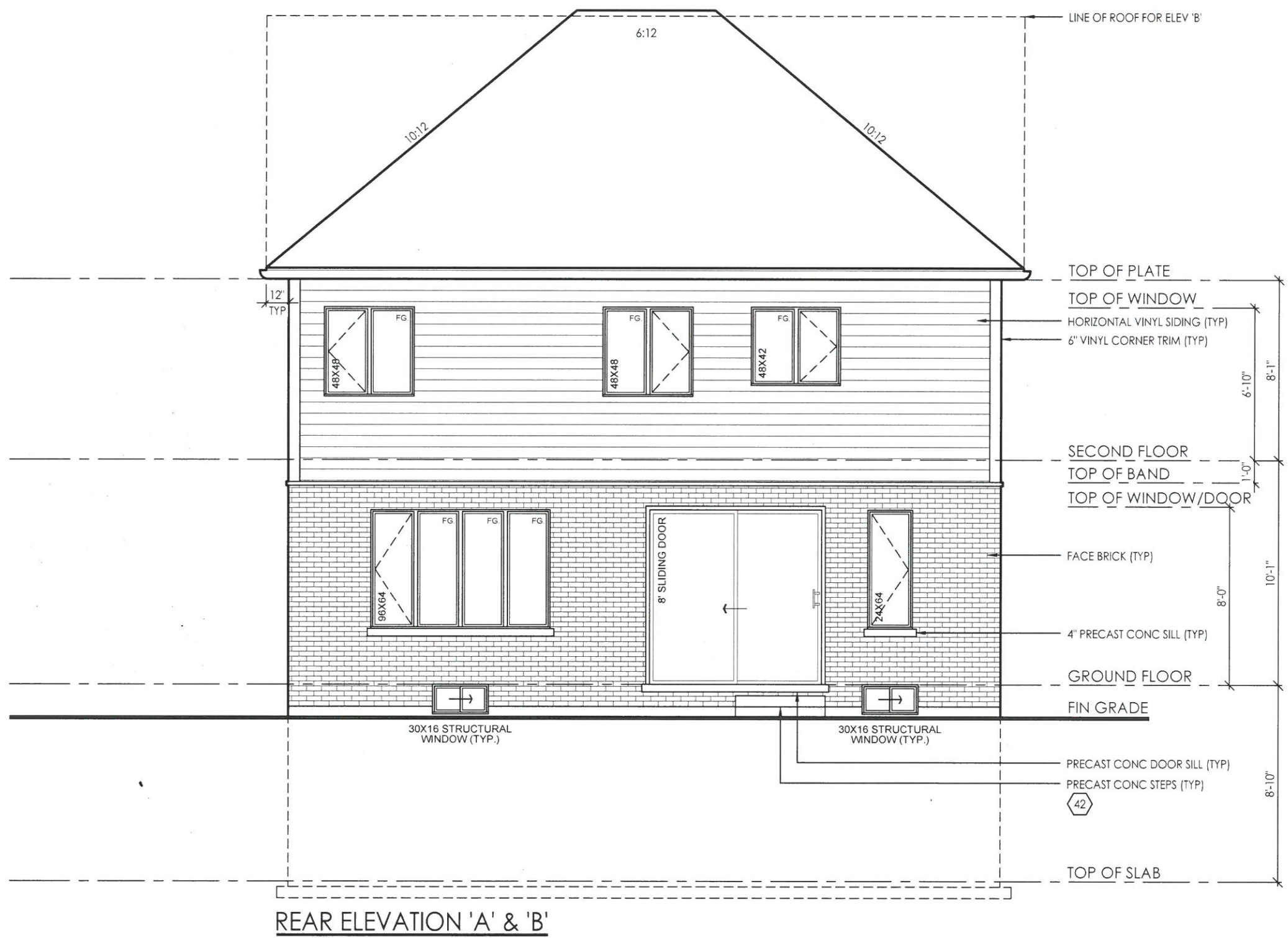
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2	REVISED PER TRUSS COORDINATION	23-APR-18	LO	JM				
3	REVISED PER ENGINEER COMMENTS & ISSUED FOR PERMIT	20-JUL-18	WU	JM				

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

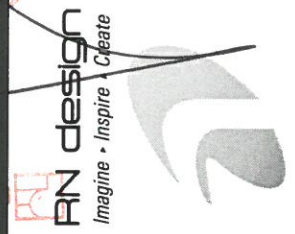
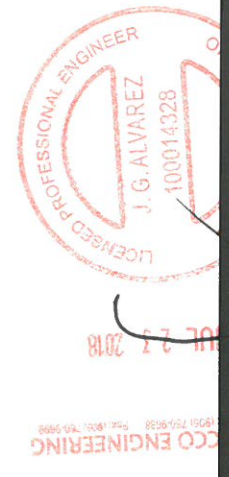
QUALIFIED DESIGNER BCIN: 47245
 FIRM BCIN: 26995
 DATE: *Jmy*

SIGNATURE:

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REAR ELEVATION 'A' & 'B'



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

page

A7

location Ayr

client Tice River Homes

project Legacy

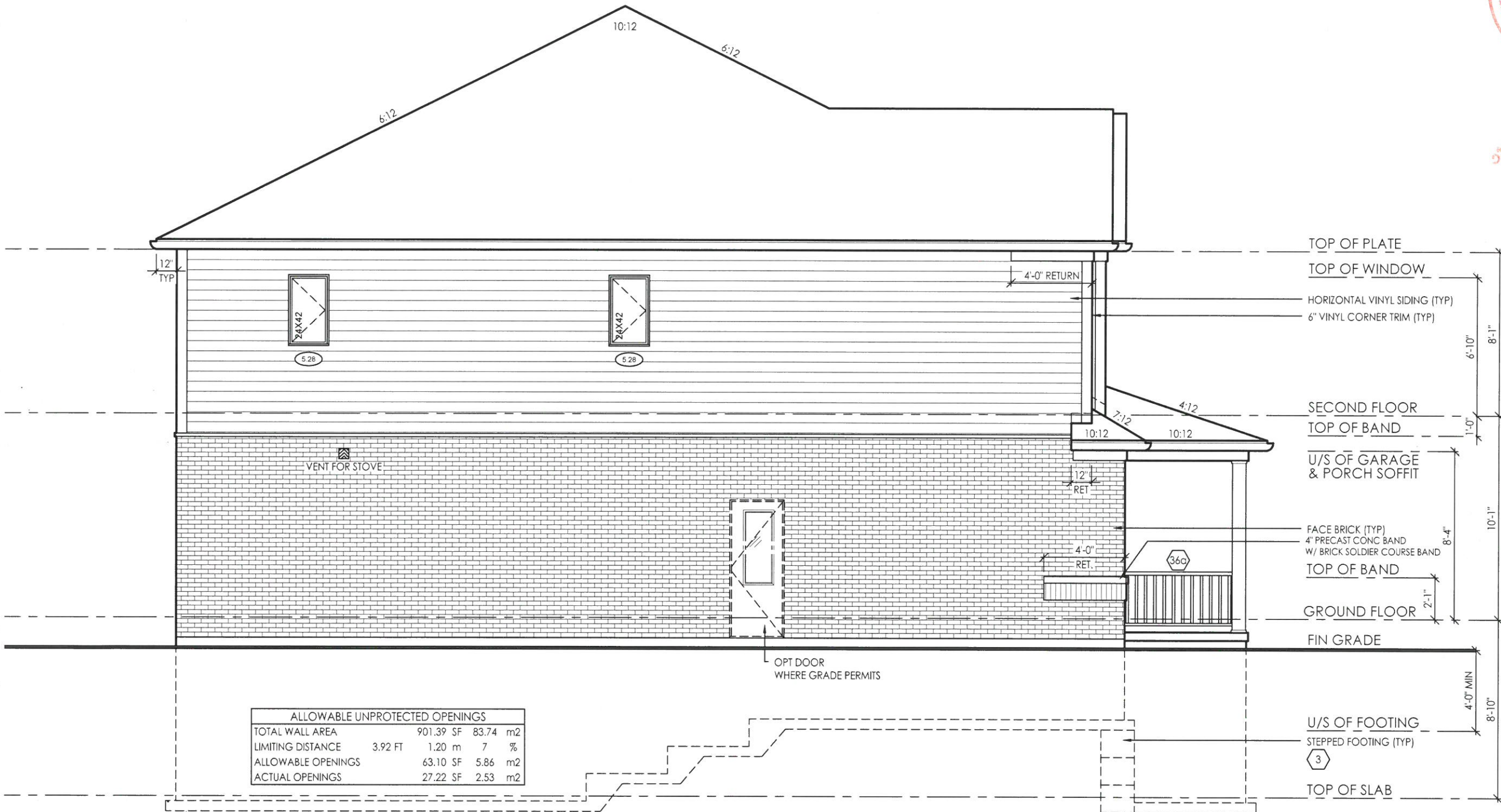
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2	REVISED PER TRUSS COORDINATION	23 APR 18	LO	JM				
3	REVISED PER ENGINEER COMMENTS & ISSUED FOR PERMIT	20 JUL 18	WU	JM				

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

QUALIFIED DESIGNER BCIN: 47245
 FIRM BCIN: 26995
 DATE:

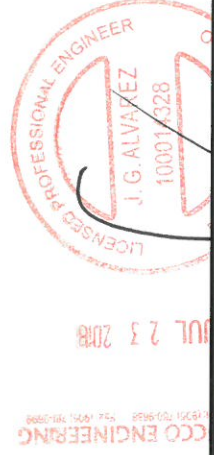
J. Moreno

SIGNATURE:



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

LEFT SIDE ELEVATION 'A'



model 40-02
 scale 3/16" = 1'0"
 project # 17052
 page A8

client Tice River Homes
 project Legacy

#	revisions	date dwn chk #			
		23 FEB 18	23 APR 18	20 JUL 18	
1	ISSUED FOR CLIENT REVIEW	KK	JM		
2	REVISED PER TRUSS COORDINATION	LO	JM		
3	REVISED PER ENGINEER COMMENTS & ISSUED FOR PERMIT	WU	JM		

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

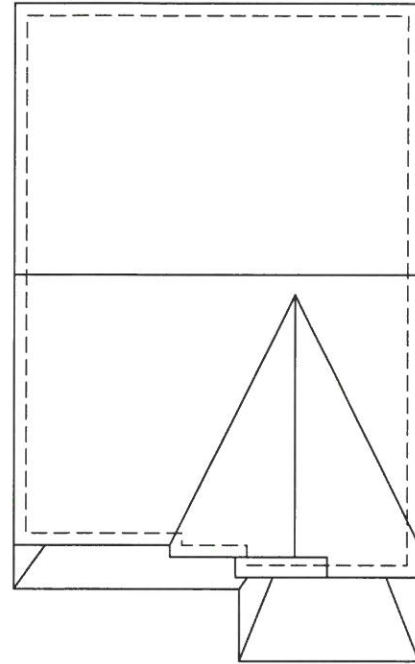
QUALIFIED DESIGNER BCIN: 47245
 FIRM BCIN: 26995
 DATE: *J.M.*
 SIGNATURE:

GROSS GLAZING AREA

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

GROSS GLAZING AREA - W/ OPT WIN

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



ROOF PLAN ELEV 'B'

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

NOTE: REFER TO TRUSS DRAWINGS FOR APPROVED TRUSS LAYOUT

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

ASPHALT SHINGLES W/ FLASHING AT VALLEYS (TYP)

31

PRE-FINISHED ALUMINUM RWL AND GUTTER ON PRE-FINISHED FASCIA BOARD AND VENTED SOFFIT (TYP)

1"x6" DECOR ALUM FRIZE BOARD (TYP)

2"+6" VINYL HEADER W/ 6" VINYL SURROUNDS W/ 4" VINYL SILL (TYP)

VERTICAL BOARD & BATTEN VINYL SIDING (TYP)

6" VINYL CORNER TRIM (TYP)

MTL FLASHING BEHIND (TYP)

U/S OF GARAGE & PORCH SOFFIT

BRICK SOLDIER COURSE HEADER W/ CENTER KEYSTONE (TYP)

4" PRECAST CONC BAND (TYP)

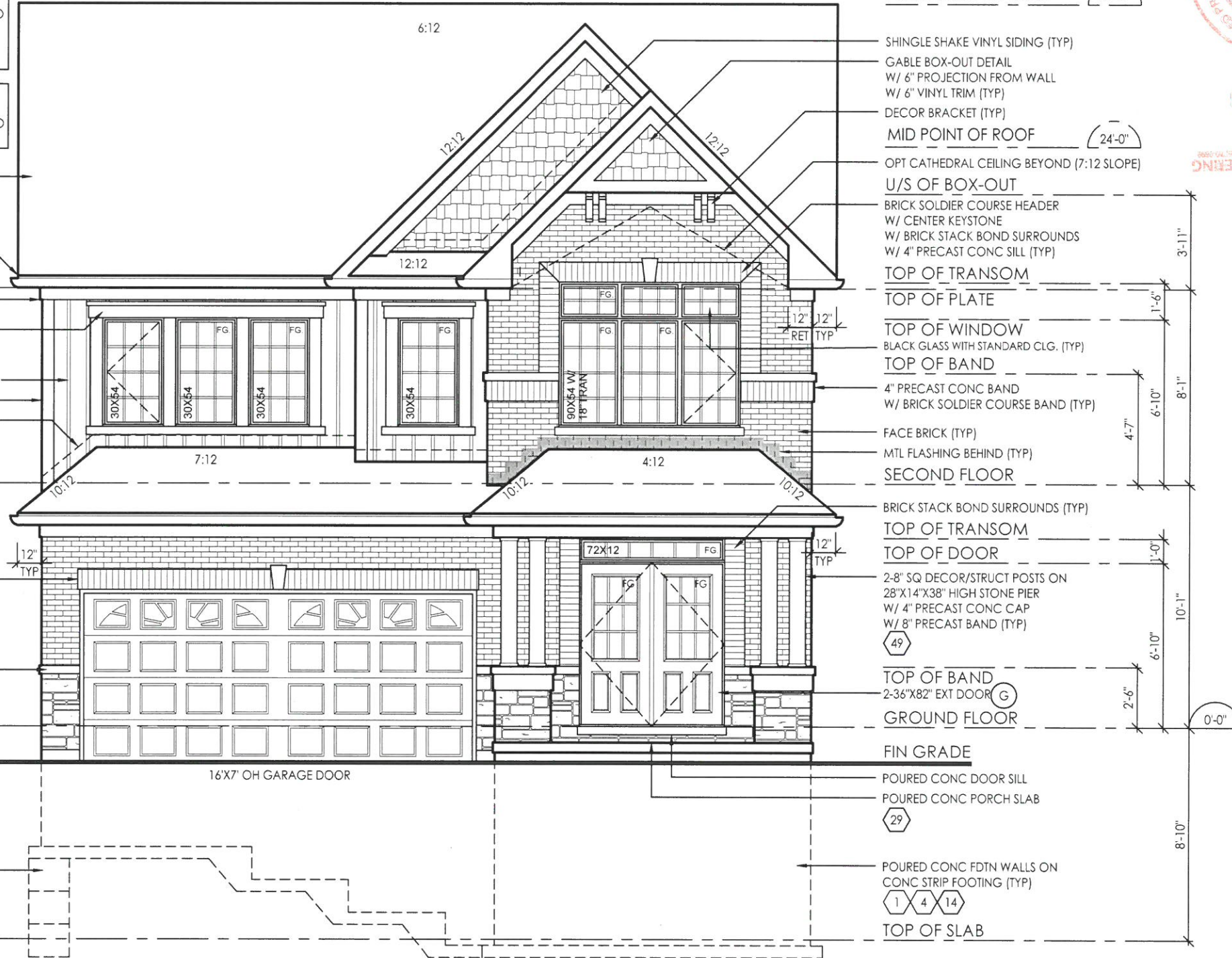
GROUND FLOOR

FIN GRADE

U/S OF FOOTING

STEPPED FOOTING (TYP)

3



FRONT ELEVATION 'B'

PEAK HEIGHT OF ROOF (29'-11")

SHINGLE SHAKE VINYL SIDING (TYP)
 GABLE BOX-OUT DETAIL W/ 6" PROJECTION FROM WALL W/ 6" VINYL TRIM (TYP)
 DECOR BRACKET (TYP)
 MID POINT OF ROOF (24'-0")
 OPT CATHEDRAL CEILING BEYOND (7:12 SLOPE)
 U/S OF BOX-OUT

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

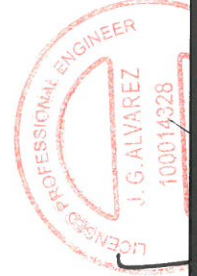
TOP OF WINDOW
 BLACK GLASS WITH STANDARD CLG. (TYP)
 TOP OF BAND
 4" PRECAST CONC BAND W/ BRICK SOLDIER COURSE BAND (TYP)

FACE BRICK (TYP)
 MTL FLASHING BEHIND (TYP)
 SECOND FLOOR
 BRICK STACK BOND SURROUNDS (TYP)
 TOP OF TRANSOM
 TOP OF DOOR

2-8" SQ DECOR/STRUCT POSTS ON 28"x14"x38" HIGH STONE PIER W/ 4" PRECAST CONC CAP W/ 8" PRECAST BAND (TYP)
 TOP OF BAND
 2-36"x82" EXT DOOR (G)

GROUND FLOOR
 FIN GRADE
 POURED CONC DOOR SILL
 POURED CONC PORCH SLAB

POURED CONC FDTN WALLS ON CONC STRIP FOOTING (TYP)
 TOP OF SLAB



PROFESSIONAL ENGINEER
 J. G. ALVAREZ
 100014328

model 40-02

scale 3/16" = 1'0"

PN design
 Imagine - Inspire - Create

location AYT

marking name

client Tice River Homes
 project Legacy

project # 17052
 page

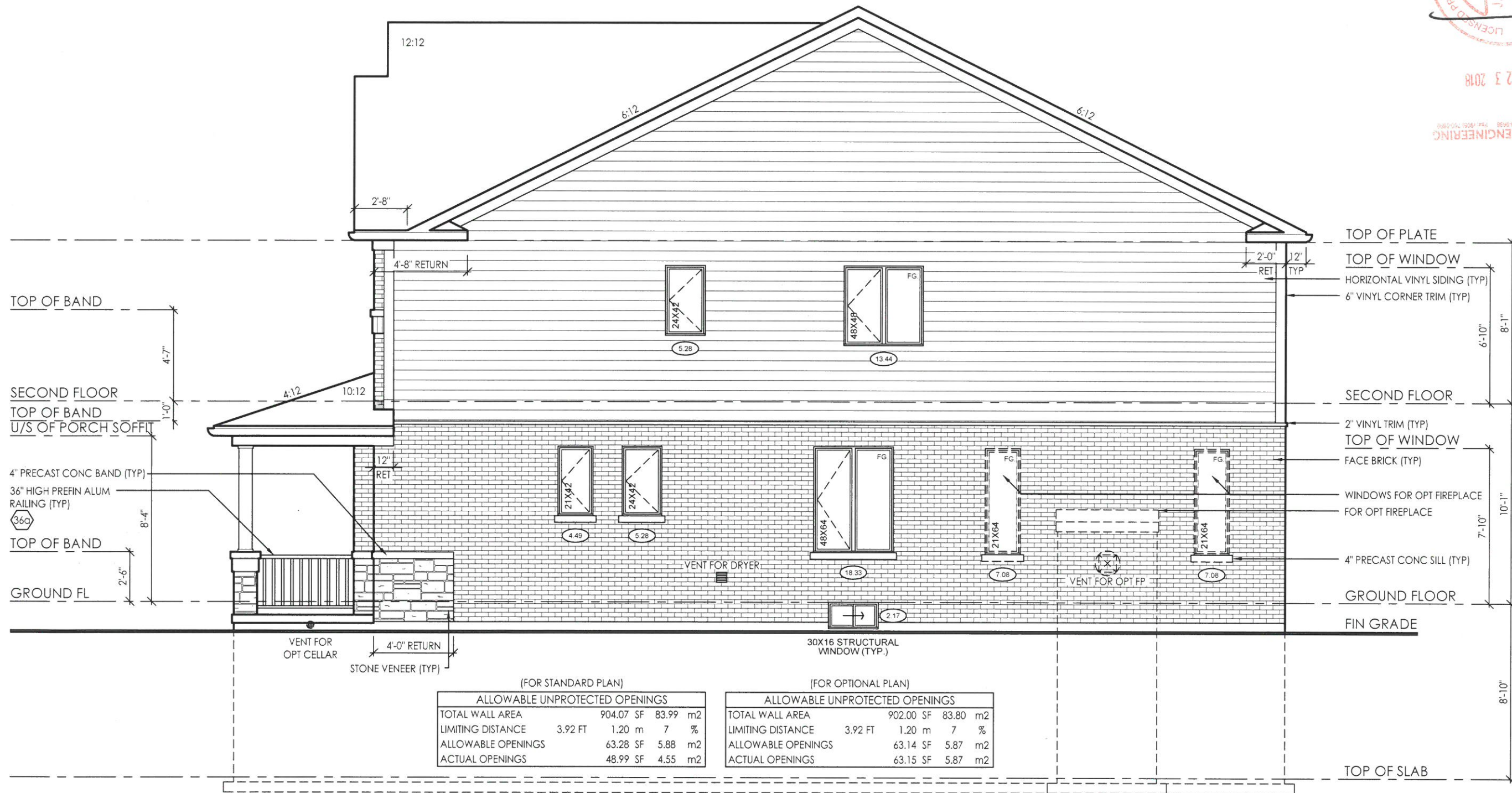
47245
 26995
 DATE:
 SIGNATURE:

A9

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:
 SIGNATURE:

#	revisions	date	dwn	chk
1	ISSUED FOR CLIENT REVIEW	23 FEB 18	JK	JM
2	REVISED PER TRUSS COORDINATION	23 APR 18	LO	JM
3	REVISED PER ENGINEER COMMENTS & ISSUED FOR PERMIT	20 JUL 18	WU	JM



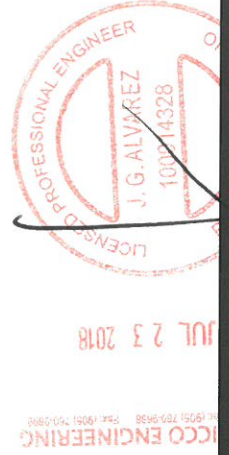
(FOR STANDARD PLAN)

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

(FOR OPTIONAL PLAN)

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

RIGHT SIDE ELEVATION 'B'



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

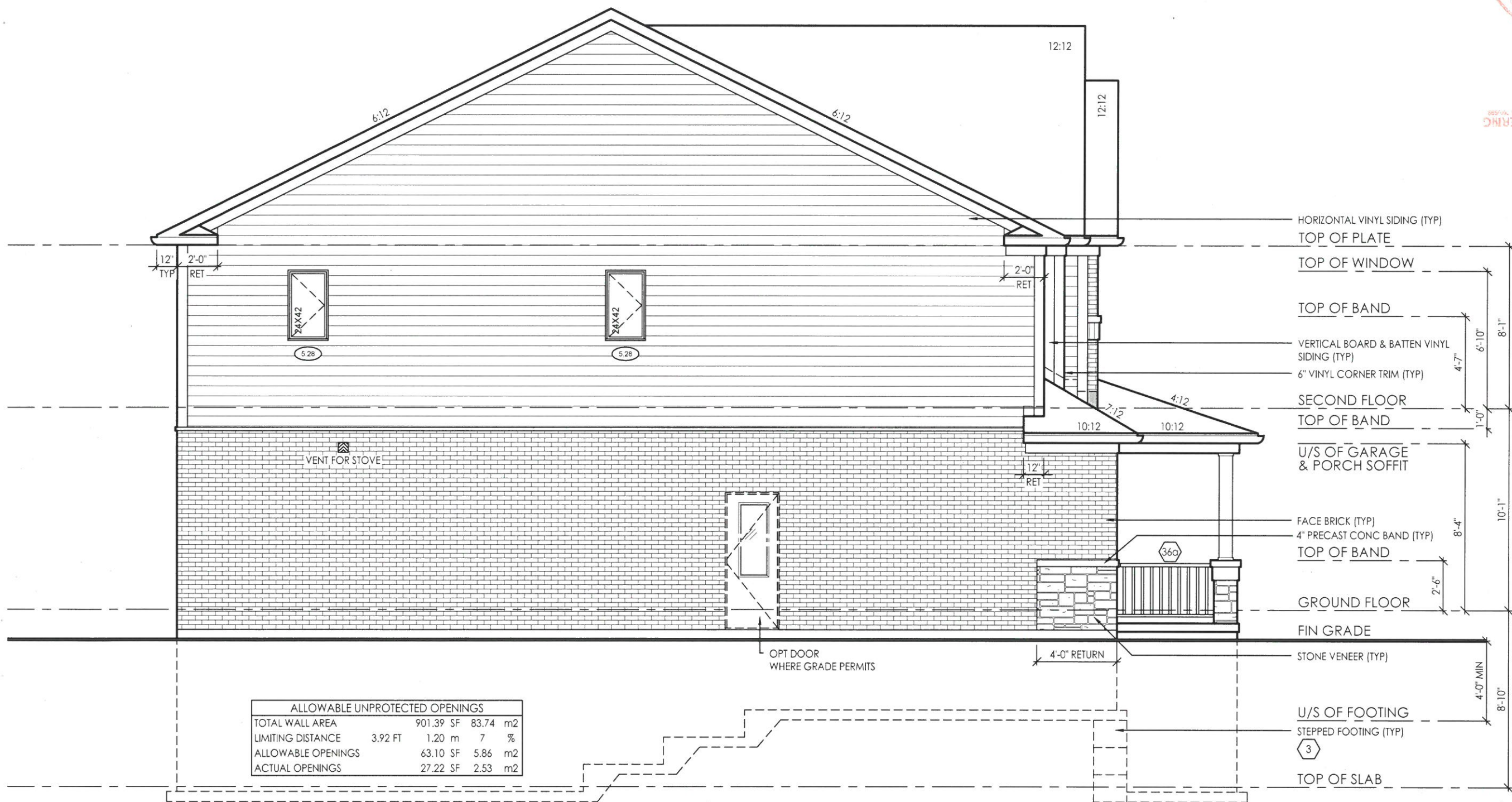
page: A10

client: Tice River Homes
 project: Legacy

#	revisions	date	dwg	chk	#	revisions	date	dwg	chk
1	ISSUED FOR CLIENT REVIEW	27 FEB 18	KK	JM					
2	REVISED PER TRUSS COORDINATION	23 APR 18	LO	JM					
3	REVISED PER ENGINEER COMMENTS & ISSUED FOR PERMIT	20 JUL 18	WU	JM					

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

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



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

LEFT SIDE ELEVATION 'B'



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

page A11

location Ayr

client Tice River Homes
 project Legacy

marking name

#	revisions	date	dwn	chk	#	revisions	date	dwn	chk
1	ISSUED FOR CLIENT REVIEW	23 FEB 18	KK	JM					
2	REVISED FOR TRUSS COORDINATION	23 APR 18	LO	JM					
3	REVISED PER ENGINEER COMMENTS & ISSUED FOR PERMIT	20 JUL 18	WU	JM					

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. My*

SIGNATURE:

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:

TYPICAL STRIP FOOTING:
O.B.C. 9.15.3.1.
-BASED ON 16" (14.9m) MAX. SUPPORTED JOIST LENGTH
-MIN. 2200psi (15MPa) CONCRETE AFTER 28 DAYS
-SHALL REST ON UNDISTURBED SOIL, ROCK OR COMPACTED GRANULAR FILL W/ MIN. 10.9psi (75kPa) BEARING CAPACITY
-FTG. SIZES MAY BE REDUCED FOR SOILS W/ GREATER BEARING CAPACITY (AS PER SOILS ENGINEERING REPORT)
-REFER TO WORKING DRAWINGS FOR SPECIFIC SIZES THAT MAY SUPERSEDE NOTES #1 & #2 FOR FOOTING SIZES

TYPICAL STRIP FOOTING - (EXTERIOR WALLS)

O.B.C. 9.15.3.3.
-FTG. 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)

SIDING-
-1 STOREY - 10" X 4" (255mm X 100mm)
-2 STOREY - 14" X 4" (360mm X 100mm)
-3 STOREY - 18" X 5" (460mm X 130mm)

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" (460mm X 130mm)
-3 STOREY MASONRY - 36" X 14" (900mm X 360mm)
-3 STOREY STUD - 24" 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.

DRAINAGE TILE OR PIPE:

O.B.C. 9.14.3.
-4" (100mm) MIN. DIA. LAID ON UNDISTURBED OR WELL COMPACTED SOIL W/ COVER TOP 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.

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 (RS1 1.76) INSULATION AT PERIMETER OF SLAB WHERE GRADE IS WITHIN 23'-1 1/2" (600mm) OF BASEMENT SLAB EDGE. INSULATION TO EXTEND TO NOT LESS THAN 23'-1 1/2" (600mm) BELOW EXTERIOR GRADE LEVEL (OBC SB-12 3.1.1.7 (6))
3.1.1.7 (6))
-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)

SLAB ON GROUND:

O.B.C. 9.13. & 9.16.
-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 (RS1 1.76) INSULATION UNDER ENTIRE SLAB WHERE THE ENTIRE SLAB IS WITHIN 23'-1 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)

GARAGE SLAB / EXTERIOR SLAB:

O.B.C. 9.13.3.
-4" (100mm) CONCRETE SLAB
-4650psi (32MPa) COMPRESSIVE STRENGTH AFTER 28 DAYS FOR UNREINFORCED CONC. & W/ 5-8% AIR ENTRAINMENT - O.B.C. 9.3.1.6.
-6" X 6" (W/ 2.9 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.

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 POKET
-4" (100mm) INTO FDN. WALL W/ WIDTH TO MATCH BEAM SIZE
-1 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 BIM. PLATE
-FOR WOOD BEAMS, MIN. 4" X 4" X 1/4" (100mm X 100mm X 6.35mm) STEEL TOP & BIM. PLATES, OR TOP PLATE TO EXTEND MIN. WIDTH OF BEAM
-ADJUSTABLE COLUMNS TO CONFORM TO CAH/CGB-7.2-M WHERE IMPOSED LOAD DOES NOT EXCEED 36 KN (O.B.C. 9.17.3.4.)
COL. SPACING:
FTG. SIZE:
-34" X 34" X 16"
- (660mm X 660mm X 400mm)
-44" X 44" X 21"
- (1120mm X 1120mm X 530mm)
3 STOREY
-40" X 40" X 19"
- (1010mm X 1010mm X 480mm)
-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

CLIENT SPECIFIC REVISIONS

ONTARIO REGULATION 332/12 O.B.C. AMMENDMENT O. REG. 139/17 JAN. 1, 2018
[Redacted]

I, JORGE MORENO DECLARE THAT I HAVE REVIEWED AND TAKEN DESIGN RESPONSIBILITY FOR THE DESIGN WORK ON BEHALF OF **ARN 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.*
FIRM BCIN: 47245
DATE: 26995

SIGNATURE:

WOOD COLUMN:

OBC 9.17.4.1, 9.17.4.2, & 9.17.4.3.
-5 1/2" x 5 1/2" (140mm x 140mm) SOLID WOOD COLUMN - OR
-3'-2"x6" (88mm x 140mm) BUILT UP COLUMN NAILED TOGETHER W/ 3" (76mm) NAILS SPACED NOT MORE THAN 12" (300mm) APART OR BOLTED TOGETHER W/ 3/8" (19.52mm) DIA. BOLTS SPACED AT 18" (450mm) O.C.
-WRAP 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)
-34"x34"x14" (860mm x 860mm x 360mm) CONC PAD (2 FLOORS SUPPORTED W/ 9'-10" COL SPACING)

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
-WHERE REQUIRED TO OBTAIN 5" SEPARATION DISTANCE BETWEEN ADJACENT BEAMS

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" Ø 38" ANCHOR BOLTS.

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
-MAX. UNSUPPORTED HEIGHT OF 3'-11" (1200mm) & 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.-1.9.15.4.2.A SHALL BE USED OR IT SHALL BE DESIGNED UNDER O.B.C.-PART 4

-WALL SHALL EXTEND A MIN. 5/78" (150mm) ABOVE GRADE
-INSULATE W/ R20 (RS1 3.52) CONTINUOUS INSULATION FROM UNDERSIDE OF SUBFLOOR TO NOT MORE THAN 8" (200mm) ABOVE FINISHED FLOOR OF BASEMENT (ZONE 1 OBC SB-12 3.1.1.2.A.)
-ALTERNATE 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.
-IE TO FACING MATERIAL WITH METAL TIES SPACED MAX. @ 7 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 & WATER PROOFING:
-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 FDN. WALL DRAINAGE LAYER SHALL BE PROVIDED IN CONFORMANCE TO O.B.C. 9.14.2.1.1(2) (3) (4)
-FINISHED BASEMENTS SHALL HAVE INTERIOR DAMPROOFING EXTENDING FROM SLAB TO GRADE LEVEL & SHALL CONFORM TO O.B.C. 9.13.3.3.(3)
-WHERE HYDROSTATIC PRESSURE OCCURS, FDN. WALLS SHALL BE WATERPROOFED AS PER O.B.C. 9.13.3.
-WALLS THAT ARE WATERPROOFED DO NOT REQUIRE DAMPROOFING.

FOUNDATION WALLS @ UNSUPPORTED OPENINGS:

-2-20M BARS IN TOP PORTION OF WALL (UP TO 8'-0" OPENING)
-3-20M BARS IN TOP PORTION OF WALL (8'-0" TO 10'-0" OPENING)
-4-20M BARS IN TOP PORTION OF WALL (10'-0" TO 15'-0" OPENING)
-BARS STACKED VERTICALLY AT INTERIOR FACE APPROX 4" TO 6" APART.
-BARS TO HAVE MIN. 2" (50mm) CONCRETE COVER
-BARS TO EXTEND 2'-0" (600mm) BEYOND BOTH SIDES OF 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.
-1/4" (6mm) PLYWOOD (EXTERIOR TYPE) OR EQUIVALENT AS PER O.B.C. 9.23.1.6.
-2" X 4" (38mm X 140mm) WOOD STUDS @ 16" (400mm) O.C.
-MIN. R22 (RS1 3.87) INSULATION (ZONE 1, OBC SB-12 3.1.1.2.A.)
-CONTINUOUS AIR/VAPOUR BARRIER IN CONFORMANCE W/ O.B.C. 9.25.3. & 9.25.4..
-1/2" (12.7mm) GYPSUM BOARD
NOTE - SUPPORT FOR 3 FLOORS ABOVE - O.B.C. 1.9.23.10.1. = 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 THE FOLLOWING MATERIALS:
-REPLACE R22 (RS1 3.87) INSULATION WITH R22 (RS1 3.87) ABSORPTIVE INSULATING MATERIAL WITH A MASS OF AT LEAST 4.8 kg/ sq.m.
-REPLACE 1/2" (12.7mm) INTERIOR GYPSUM BOARD WITH 1/2" (12.7mm) TYPE 'X' GYPSUM BOARD.

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 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
-1 1/2" (38mm) R8 (RS1 1.41) RIGID INSULATION W/ TAPED JOINTS (O.B.C. 9.27.3.4.)
-2" X 4" (38mm X 89mm) WOOD STUDS @ 16" (400mm) O.C. @ 12" (300mm) O.C. ON BOTTOM FLR. WHEN 3 STOREYS
-BRACE W/ CONT. 1.6 GAUGE STEEL T BRACES FROM TOP PLATE TO BTM. PLATE FOR THE FULL LENGTH OF WALL, OR
-CONG. 2" X 4" (38mm X 89mm) SOLID WOOD BLOCKING @ APPROXIMATELY 45 DEG. FROM TOP PLATE TO BTM. PLATE FOR FULL LENGTH OF WALL
-R14 (RS1 2.46) INSULATION
-CONTINUOUS AIR/VAPOUR BARRIER IN CONFORMANCE W/ O.B.C.- 9.25.3. & 9.25.4.
-1/2" (12.7mm) GYPSUM BOARD
NOTE - SUPPORT FOR 2 + 3 FLOORS ABOVE - O.B.C. 1.9.23.10.1. = 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.

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 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
-1 1/2" (38mm) R8 (RS1 1.41) RIGID INSULATION W/ TAPED JOINTS (O.B.C. 9.27.3.4.)
-2" X 4" (38mm X 89mm) WOOD STUDS @ 16" (400mm) O.C. @ 12" (300mm) O.C. ON BOTTOM FLR. WHEN 3 STOREYS
-BRACE W/ CONT. 1.6 GAUGE STEEL T BRACES FROM TOP PLATE TO BTM. PLATE FOR THE FULL LENGTH OF WALL, OR
-CONG. 2" X 4" (38mm X 89mm) SOLID WOOD BLOCKING @ APPROXIMATELY 45 DEG. FROM TOP PLATE TO BTM. PLATE FOR FULL LENGTH OF WALL
-R14 (RS1 2.46) INSULATION
-CONTINUOUS AIR/VAPOUR BARRIER IN CONFORMANCE W/ O.B.C.- 9.25.3. & 9.25.4.
-1/2" (12.7mm) GYPSUM BOARD
NOTE - SUPPORT FOR 2 + 3 FLOORS ABOVE - O.B.C. 1.9.23.10.1. = 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.

ALTERNATE FRAME WALL CONSTRUCTION:

O.B.C. 9.23.
-SIDING OR STUCCO AS PER ELEVATIONS, MIN. 7 7/8" (200mm) FROM FINISHED GRADE (O.B.C. 9.28.1.4. & 9.27.)
-1 1/2" (38mm) R8 (RS1 1.41) RIGID INSULATION W/ TAPED JOINTS (O.B.C. 9.27.3.4.)
-BRACE W/ CONT. 1.6 GAUGE STEEL T BRACES FROM TOP PLATE TO BTM. PLATE FOR THE FULL LENGTH OF WALL, OR CONT. 2" X 4" (38mm X 89mm) SOLID WOOD BLOCKING @ APPROXIMATELY 45 DEG. FROM TOP PLATE TO BTM. PLATE FOR FULL LENGTH OF WALL
-2" X 4" (38mm X 89mm) WOOD STUDS @ 16" (400mm) O.C. @ 12" (300mm) O.C. ON BOTTOM FLR. WHEN 3 STOREYS.
-CONTINUOUS AIR/VAPOUR BARRIER IN CONFORMANCE W/ O.B.C.- 9.25.3. & 9.25.4.
-1/2" (12.7mm) GYPSUM BOARD
NOTE - SUPPORT FOR 2 + 3 FLOORS ABOVE - O.B.C. 1.9.23.10.1. = 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.

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 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. 9.23.1.6.
-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. 1.9.23.10.1. = 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.

ALTERNATE FRAME WALL CONSTRUCTION:

O.B.C. 9.23.
-SIDING OR STUCCO AS PER ELEVATIONS, MIN. 7 7/8" (200mm) FROM FINISHED GRADE (O.B.C. 9.28.1.4. & 9.27.)
-1 1/2" (38mm) R8 (RS1 1.41) RIGID INSULATION W/ TAPED JOINTS (O.B.C. 9.27.3.4.)
-BRACE W/ CONT. 1.6 GAUGE STEEL T BRACES FROM TOP PLATE TO BTM. PLATE FOR THE FULL LENGTH OF WALL, OR CONT. 2" X 4" (38mm X 89mm) SOLID WOOD BLOCKING @ APPROXIMATELY 45 DEG. FROM TOP PLATE TO BTM. PLATE FOR FULL LENGTH OF WALL
-2" X 4" (38mm X 89mm) WOOD STUDS @ 16" (400mm) O.C. @ 12" (300mm) O.C. ON BOTTOM FLR. WHEN 3 STOREYS.
-CONTINUOUS AIR/VAPOUR BARRIER IN CONFORMANCE W/ O.B.C.- 9.25.3. & 9.25.4.
-1/2" (12.7mm) GYPSUM BOARD
NOTE - SUPPORT FOR 2 + 3 FLOORS ABOVE - O.B.C. 1.9.23.10.1. = 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 2'-0" LIMITING DISTANCE):

-REFER TO REQUIREMENTS FOR LESS THAN 4'-0" LIMITING DISTANCE AND ADD/REPLACE THE FOLLOWING:
-NON-COMBUSTIBLE SIDING OR STUCCO AS PER ELEVATIONS (REFER TO MANUFACTURER'S SPECIFICATIONS).
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 ON EXTERIOR SIDE OF RIGID INSULATION

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.
-1/4" (6mm) PLYWOOD (EXTERIOR TYPE) OR EQUIVALENT AS PER O.B.C. 9.23.1.6.
-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. 1.9.23.10.1. = 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 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 STUCCO 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.

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 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. 9.23.1.6.
-2" X 6" (38mm X 140mm) WOOD STUDS @ 16" (400mm) O.C.
-MIN. R22 (RS1 3.87) INSULATION (ZONE 1, OBC SB-12 3.1.1.2.A.)
-CONTINUOUS AIR/VAPOUR BARRIER IN CONFORMANCE W/ O.B.C.- 9.25.3. & 9.25.4.
-1/2" (12.7mm) GYPSUM BOARD

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 (RS1 3.87) INSULATION WITH R22 (RS1 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.
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 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
-1 1/2" (38mm) R8 (RS1 1.41) RIGID INSULATION W/ TAPED JOINTS (O.B.C. 9.27.3.4.)
-2" X 4" (38mm X 89mm) WOOD STUDS @ 16" (400mm) O.C. @ 12" (300mm) O.C. ON BOTTOM FLR. WHEN 3 STOREYS
-BRACE W/ CONT. 1.6 GAUGE STEEL T BRACES FROM TOP PLATE TO BTM. PLATE FOR THE FULL LENGTH OF WALL, OR
-CONG. 2" X 4" (38mm X 89mm) SOLID WOOD BLOCKING @ APPROXIMATELY 45 DEG. FROM TOP PLATE TO BTM. PLATE FOR FULL LENGTH OF WALL
-R14 (RS1 2.46) INSULATION
-CONTINUOUS AIR/VAPOUR BARRIER IN CONFORMANCE W/ O.B.C.- 9.25.3. & 9.25.4.
-1/2" (12.7mm) GYPSUM BOARD
NOTE - SUPPORT FOR 2 + 3 FLOORS ABOVE - O.B.C. 1.9.23.10.1. = 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:
-REPLACE R22 (RS1 3.87) INSULATION WITH R22 (RS1 3.87) ABSORPTIVE INSULATING MATERIAL WITH A MASS OF AT LEAST 4.8 kg/ sq.m.
-REPLACE 1/2" (1

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.
- GUARDS TO BE 3'-6" (1070mm)
- FOR DWELLING UNITS GUARDS TO BE 2'-11" (900mm) WHERE FLOOR TO GRADE DIFFERENCE IS LESS THAN 5'-11" (1800mm) AS PER O.B.C. 9.8.8.2, OR
- FOR DWELLING UNITS GUARDS TO BE 3'-6" WHERE FLOOR TO GRADE DIFFERENCE IS 5'-11" (1800mm) OR GREATER AS PER O.B.C. 9.8.8.2.
- VERTICAL END RAILING ANCHORED TO CORNER DOUBLE STUDS USING 3 ROWS OF 3/8" MIN. ANCHOR BOLTS EQUALLY SPACED WITH 3" MIN. EMBEDMENT TO STUDS.
- PROVIDE SAME ANCHOR BOLTS @ 36" O.C. FOR BASE PLATE CONNECTION.

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

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

39) CAPPED DRYER VENT

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

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

42) PRECAST CONC. STEP

- 2 RISERS MAXIMUM PERMITTED TO BE LAID ON GROUND

44) SMOKE ALARM, O.B.C. - 9.10.19.

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

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.
- CMA TO BE WIRED IN CIRCUIT TO SOUND SMOKE ALARMS WHEN ACTIVATED.

46) MAIN DOOR TO BE OPERABLE FROM INSIDE W/O UT KEY

- PROVIDE A VIEWER WITH A VIEWING ANGLE OF NOT LESS THAN 140 DEG. UNLESS GLAZING IS PROVIDED IN DOOR OR A SIDELIGHT IS PRESENT.
- R4 (RSI 0.70) WHERE A STORM DOOR IS NOT PROVIDED

47) GARAGE MAIN DOORS TO BE GAS PROOFED WITH SELF CLOSER.

- WEATHERSTRIPPING, THRESHOLD & DEAD BOLT PER O.B.C. - 9.10.1.3.1.5. -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.

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.
- 14" X 14" MASONRY VENEER 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.

49) EXTERIOR COLUMN:

- MIN. 6"x6" (140mm X 140mm) WOOD POST CLAD W/ DECOR. SURROUND (PER ELEVATION DRAWINGS) ANCHORED TO CONC. CAP W/ METAL SADDLE.
- 14" X 14" 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.

49) EXTERIOR COLUMN:

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

50) COLD CELLARS:

- FOR COLD CELLARS PROVIDE THE FOLLOWING:
- VENTING AREA TO BE EQUIVALENT TO 0.2% OF COLD CELLAR AREA.
- COVER VENT W/ BUG SCREEN
- WALL MOUNTED LIGHT FIXTURE
- 1" 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/ 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 9.34.4.1. FOR REQUIREMENTS (EFFECTIVE JANUARY 2018)

53) WINDOW GUARDS:

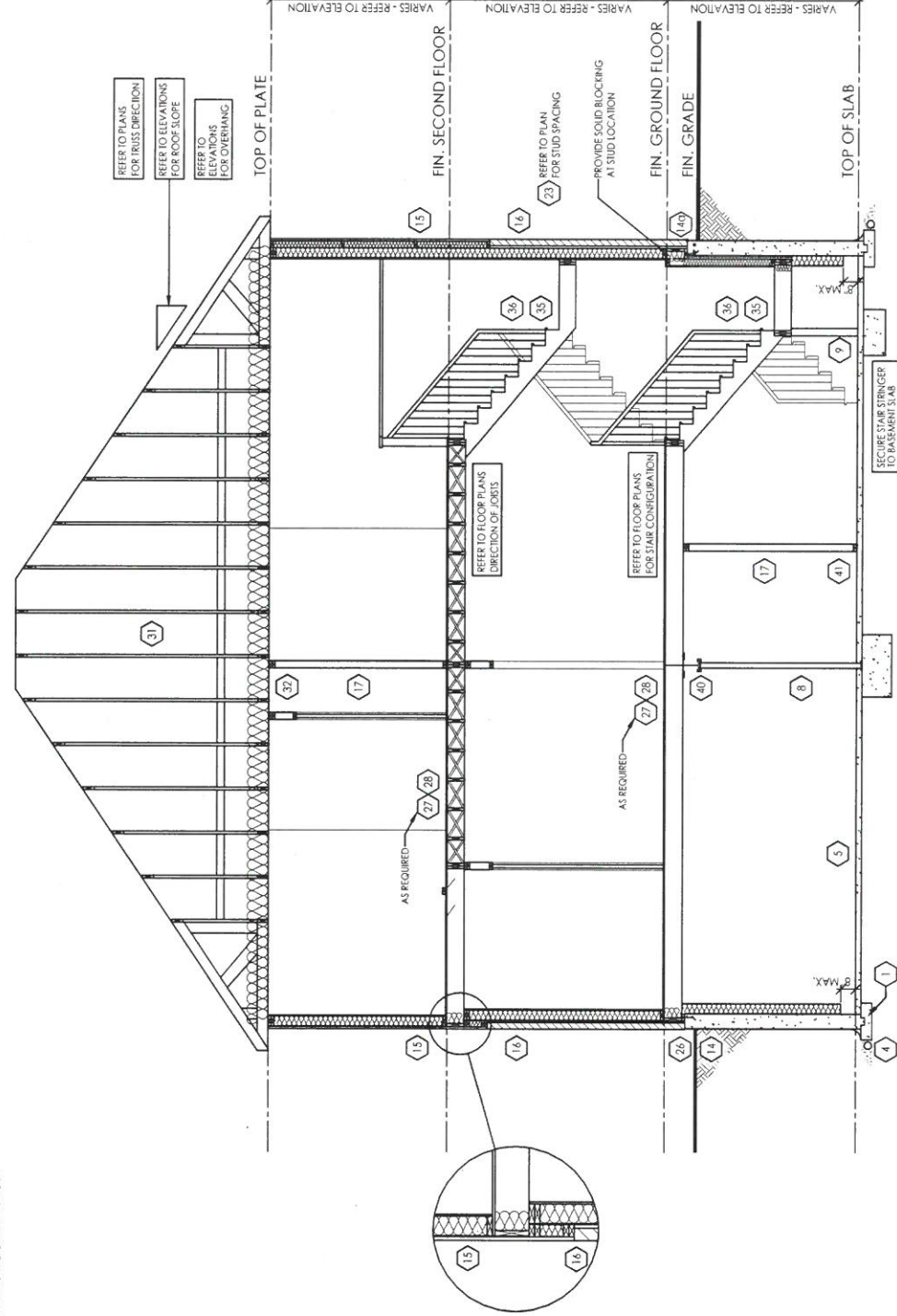
- @ STAIRS, LANDINGS & RAMPS - OBC 9.8.8.1.(8)
- WINDOW SILL AT 3'-0" (900mm) OR GREATER DOES NOT REQUIRE GUARDS
- @ FLOORS - OBC 9.8.8.1.(6)
- WINDOWS LESS THAN 1'-7" (480mm) ABOVE FLOORS WHERE ADJACENT GRADE IS GREATER THAN 5'-11" (1800mm) REQUIRE A GUARD PER OBC 9.8.8.2.
- OR -
- WINDOW TO BE NON-OPERABLE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

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.

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/(m2K) 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/(m2K)
- FOR GROSS GLAZED AREAS LESS THAN AND EQUAL TO 17%



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

◆ CLIENT SPECIFIC REVISIONS

SCHEDULES

DOORS	46	47
A	865x2030x45 (2'10"x6'8"x1'-3/4")	
B	815x2030x35 (2'8"x6'8"x1'-3/8")	
C	760x2030x35 (2'6"x6'8"x1'-3/8")	
D	710x2030x35 (2'4"x6'8"x1'-3/8")	
E	460x2030x35 (1'6"x6'8"x1'-3/8")	
F	610x2030x35 (2'0"x6'8"x1'-3/8")	
G	OVER SIZED EXTERIOR DOOR	

STEEL BEAMS	46	47
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	46	47
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	46	47
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	

WOOD BEAMS	46	47
WD18	4" X 3-1/2" X 1/4" L	
WD19	4-7/8" X 3-1/2" X 5/16" L	
WD20	4-7/8" X 3-1/2" X 3/8" L	
WD21	6" X 3-1/2" X 5/8" L	
WD22	5-7/8" X 3-1/2" X 3/8" L	

WOOD BEAMS	46	47
WD23	4" X 3-1/2" X 1/4" L	
WD24	4-7/8" X 3-1/2" X 5/16" L	
WD25	4-7/8" X 3-1/2" X 3/8" L	
WD26	6" X 3-1/2" X 5/8" L	
WD27	5-7/8" X 3-1/2" X 3/8" L	

PLAN/ELEVATION LEGEND	46	47
SMOKE ALARM	(SA)	(SA)
WATERPROOF	(WP)	(WP)
DUPLEX OUTLET	(DU)	(DU)
VENTS AND INTAKES	(V)	(V)
HOSE BIB	(HB)	(HB)
EXHAUST FAN	(EF)	(EF)
COLD CELLAR VENT	(CC)	(CC)
STOVE VENT	(SV)	(SV)
FIRE PLACE VENT	(FP)	(FP)
DRYER VENT	(DV)	(DV)

PLAN/ELEVATION LEGEND	46	47
CARBON MONOXIDE ALARM (CMA)	(CMA)	(CMA)
DOUBLE JOIST	(DJ)	(DJ)
PRESSURE TREATED LUMBER	(PT)	(PT)
GIRDER TRUSS	(GT)	(GT)
ABOVE FINISHED FLOOR BEAM BY FLOOR MANUF	(AFF)	(AFF)
FLUSH	(FL)	(FL)
DROPPED	(DR)	(DR)
REPEAT SAME JOIST SIZE	(R)	(R)
UNDER SIDE	(US)	(US)
FIXED GLAZING	(FG)	(FG)
GLASS BLOCK	(GB)	(GB)
BLACK GLASS	(BG)	(BG)

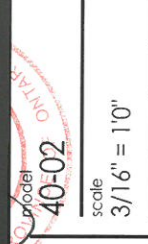
THESE DRAWINGS ARE NOT TO BE SCALED. ALL DIMENSIONS MUST BE VERIFIED BY CONTRACTOR PRIOR TO COMMENCEMENT OF ANY WORK. ANY DISCREPANCIES MUST BE REPORTED DIRECTLY TO RN DESIGN LTD.

client
Tice River Homes
project
Legacy

#	revisions	date	down	chk	#	revisions	date	down	chk
2	REVISED PER TRUSS COORDINATION	23-APR-18	LO	JM					
3	ISSUED FOR PERMIT	20-JUL-18	WU	JM					

location
Ayr
marking name

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



40-02

QUALIFIED DESIGNER BCIN:
FIRM BCIN:
DATE:

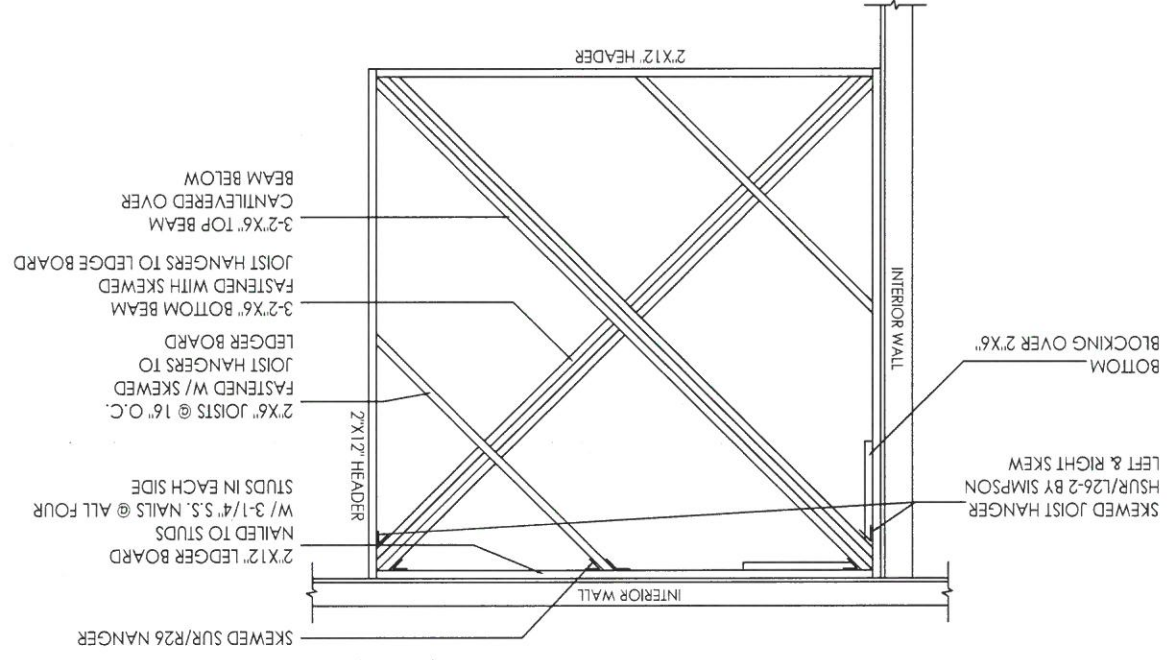
47245
26995

SIGNATURE:

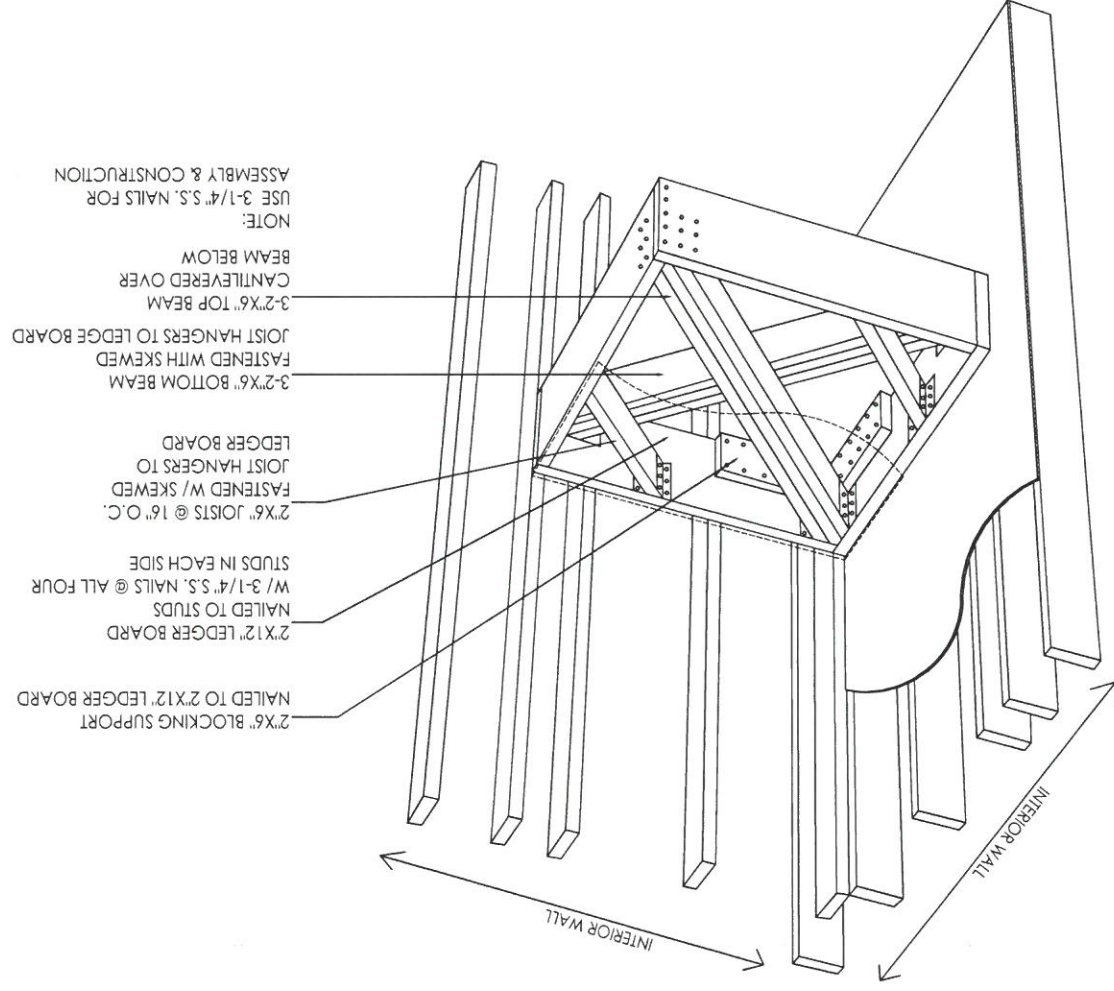
J. W.

page

D3



SELF SUPPORTING STAIR LANDING @ INTERIOR WALLS
PLAN VIEW



SELF SUPPORTING STAIR LANDING @ INTERIOR WALLS

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

QUALIFIED DESIGNER BCIN: 47245
FIRM BCIN: 26995
DATE:

J. Moreno

SIGNATURE:

client: Tice River Homes
project: Legacy

#	revisions	date	dwn	chk
2	REVISED PER TRUSS COORDINATION	23-APR-18	LO	JM
3	REVISED PER ENGINEER COMMENTS & ISSUED FOR PERMIT	20-JUL-18	WU	JM

location: AYR

marketing name:

7777
PROFESSIONAL ENGINEERING
JUL 23 2018

PROFESSIONAL ENGINEER
J. G. ALVAREZ
107714328

PN design
Imagine • Inspire • Create

model: 40-02

scale: 3/16" = 1'0"

project #: 17052

page

D4