



FRONT ELEVATION 'A'



FRONT ELEVATION 'B'

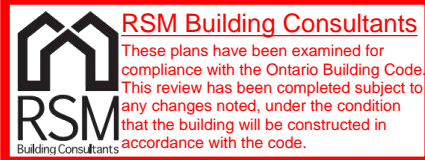
Drawing List:

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

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

APPROVED DRAWINGS HAVE BEEN RED LINED INDICATING A CHANGE TO MEET THE OBC. PLEASE REVIEW ALL PAGES TO ENSURE YOU ARE PROPERLY INFORMED OF CHANGES.

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



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

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

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

location
Ayr

marketing name



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model
36-02

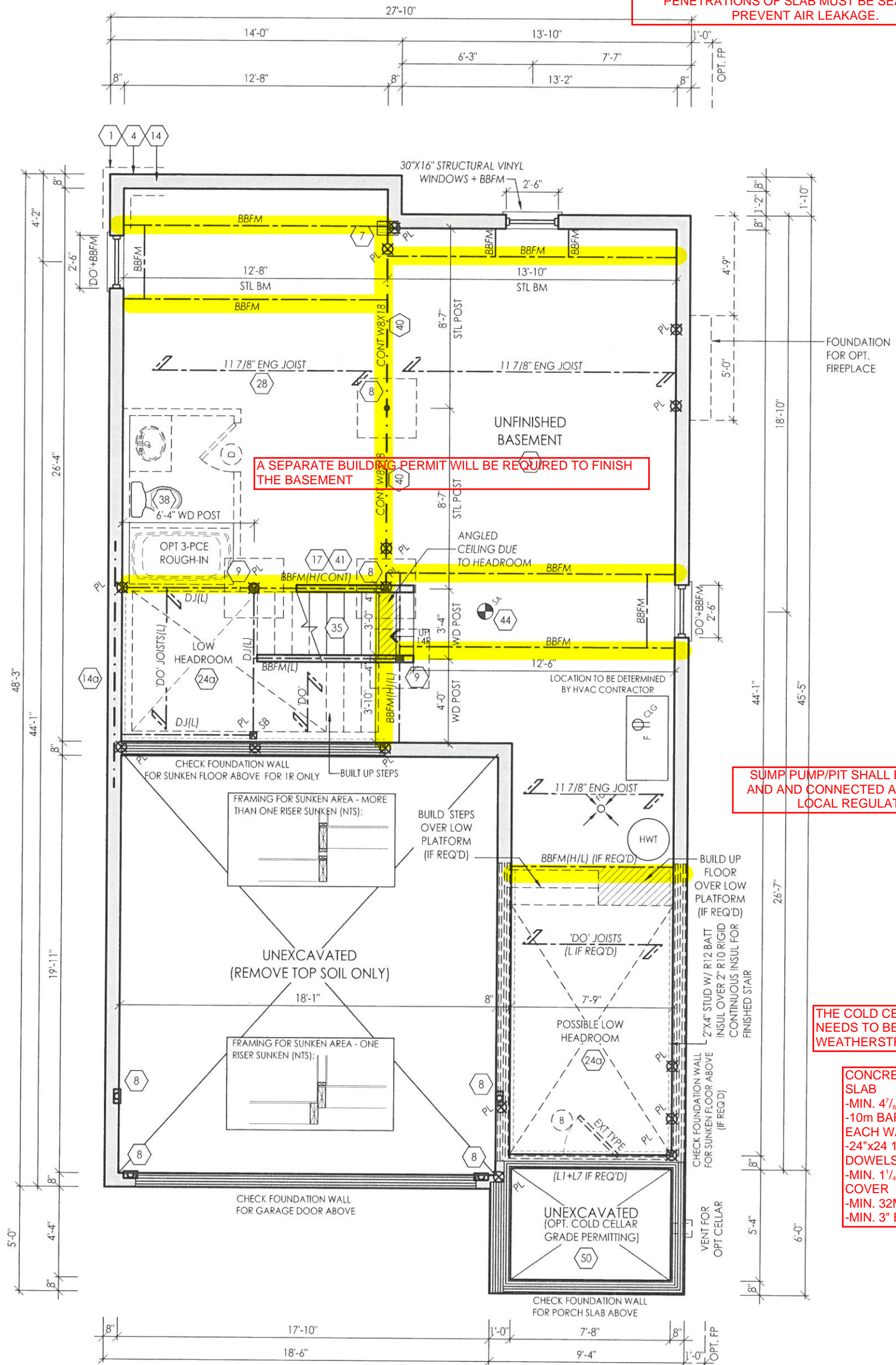
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17052

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A0

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



BASEMENT FLOOR ELEV. 'A' & 'B'

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

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



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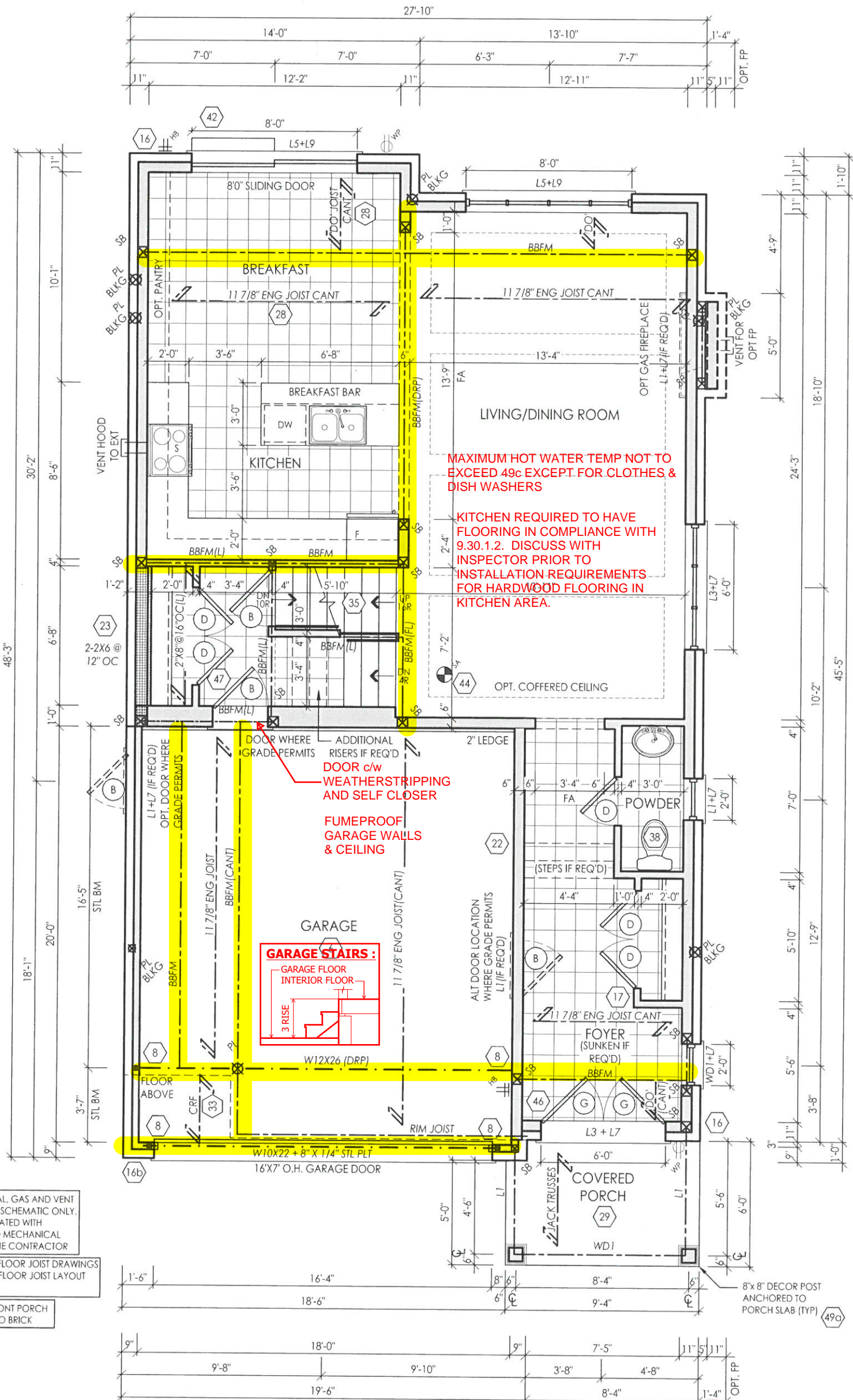
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client	Tice River Homes				
project	Legacy				
location	Ayr				
marketing name					
#	revisions	date	dwn	chk	#
1	ISSUED FOR CLIENT REVIEW	23-FEB-18	BU	JM	
2	REVISED PER TRUSS COORDINATION	23-APR-18	LO	JM	
3	REVISED PER ENGINEER COMMENTS & ISSUED FOR PERMIT	20-JUL-18	WU	JM	
5	RE-ISSUED FOR PERMIT	18-OCT-19	ES	ES	

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scale: 3/16" = 1'0"
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NOTE: ELECTRICAL, GAS AND VENT LOCATIONS ARE SCHEMATIC ONLY, TO BE COORDINATED WITH ELECTRICAL AND MECHANICAL DRAWINGS BY THE CONTRACTOR

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

NOTE: CONC FRONT PORCH POURED PRIOR TO BRICK

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

GROUND 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.

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 FIRM BCIN: 26995
 DATE:

SIGNATURE:

client **Tice River Homes**

project **Legacy**

location **Ayr**

marketing name

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1	ISSUED FOR CLIENT REVIEW	23-FEB-18	BU	JM					
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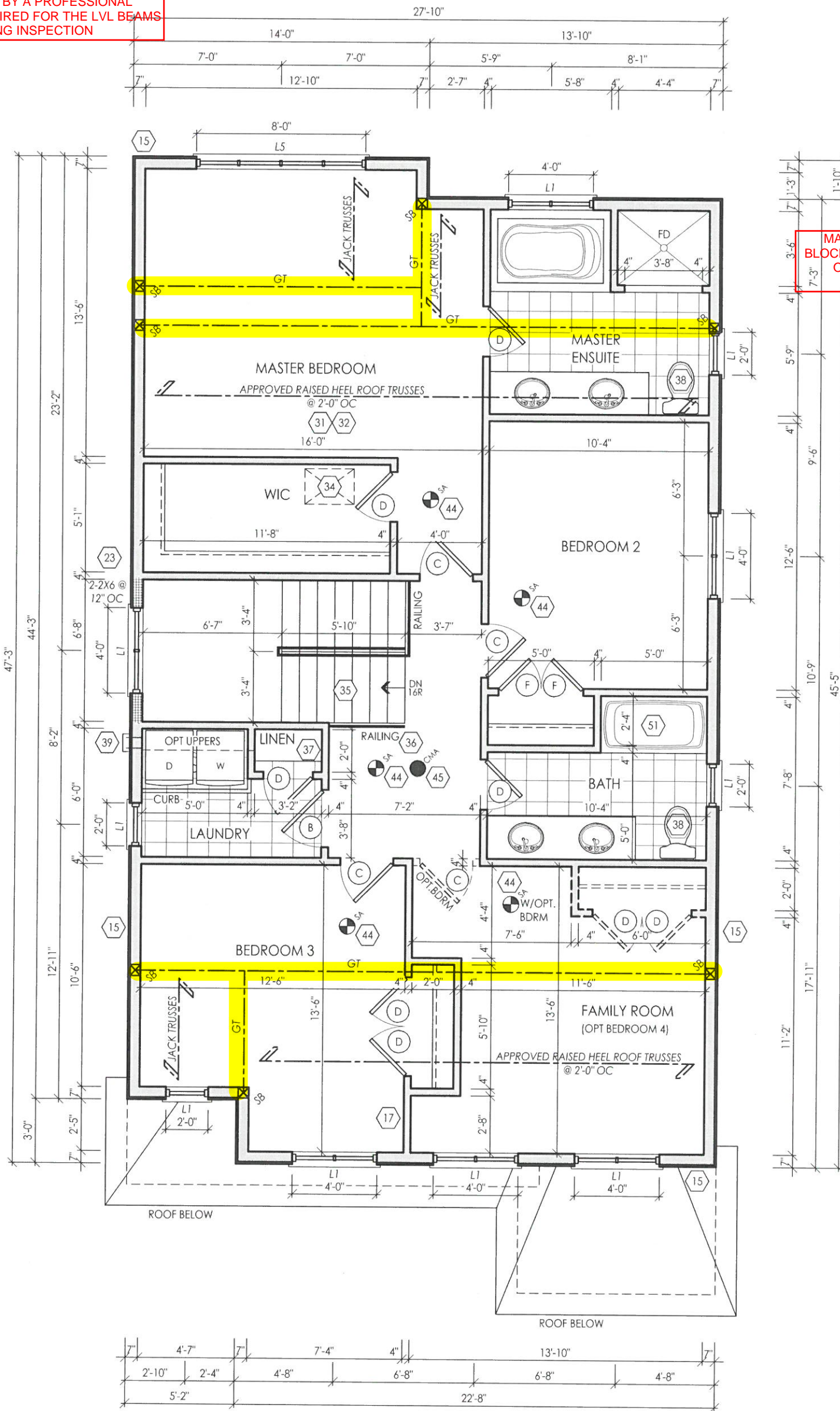
PROVIDE P.ENG APPROVED TRUSS & FLOOR DRAWINGS AND SPECIFICATIONS TO BUILDING INSPECTOR AT FRAMING INSPECTION.

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

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

A CARBON MONOXIDE DETECTOR SHALL BE LOCATED ADJACENT TO SLEEPING AREAS

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



SECOND FLOOR ELEV. 'A'

NOTE: REFER TO TRUSS DRAWINGS FOR APPROVED TRUSS LAYOUT

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

CCO ENGINEERING
1000 W. 10th St. Suite 100
Vancouver, BC V6H 2Y6
Tel: (604) 271-7083



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

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SIGNATURE:

client
Tice River Homes

project
Legacy

location
Ayr

marketing name

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2	REVISED PER TRUSS COORDINATION	23-APR-18	LO	JM					
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5	RE-ISSUED FOR PERMIT	18-Oct-19	ES	ES					

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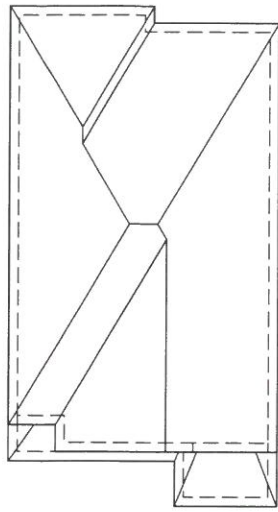
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ROOF PLAN ELEV 'A'

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

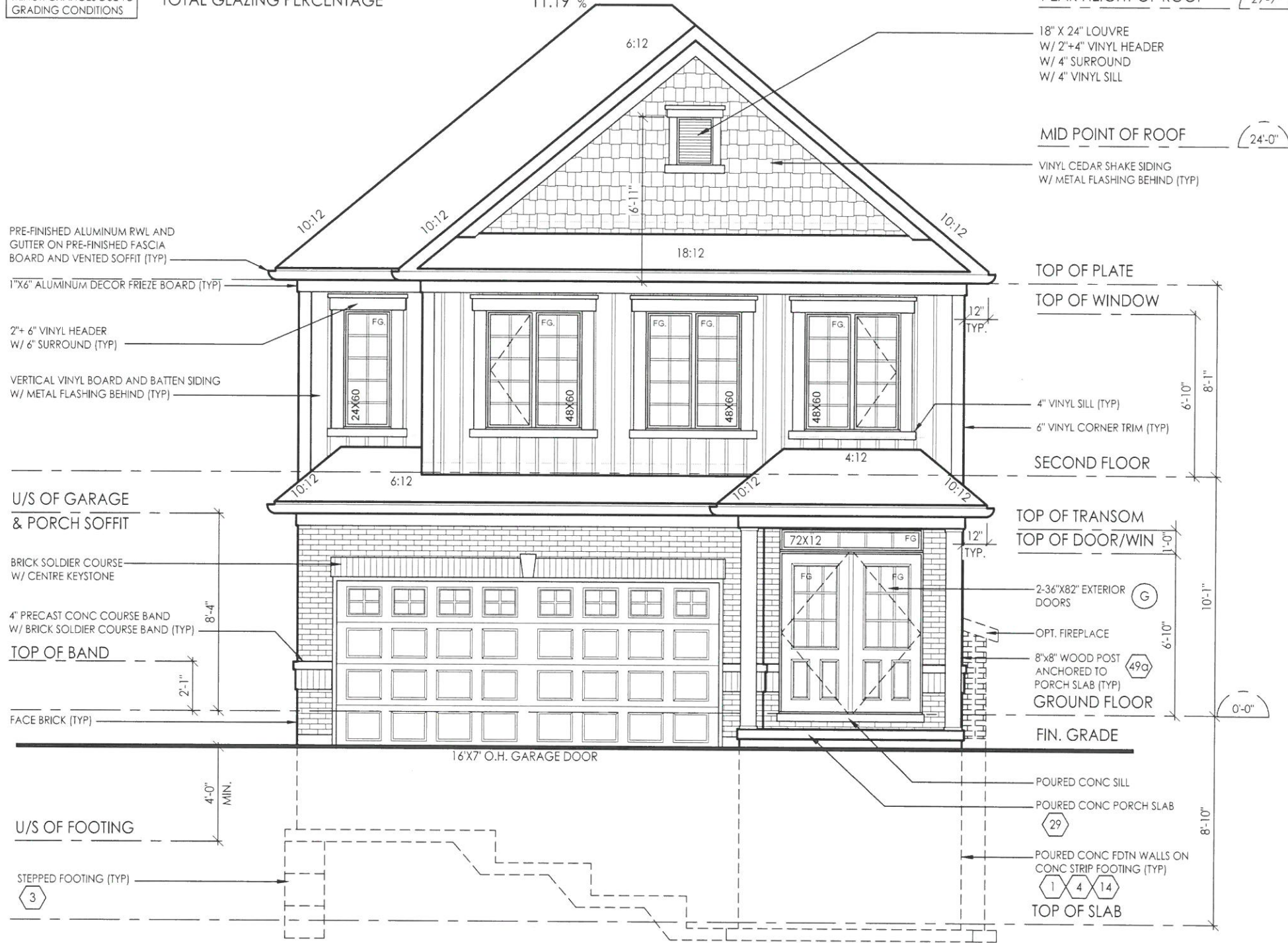
NOTE: ALL CONVENTIONAL ROOF FRAMING TO CONFORM TO PART 9 OF THE OBC. ROOF RAFTERS THAT MEET OR CROSS OVER TRUSSES ARE TO BE 2"x4" SPF @ 24" OC WITH A 2"x4" SPF VERTICAL POST TO THE TRUSS UNDER, AT EACH CROSS POINT. POSTS LONGER THAN 6' TO BE Laterally Braced so that the distance between end points & between rows of bracing does not exceed 6'.

NOTE: REFER TO TRUSS DRAWINGS FOR APPROVED TRUSS LAYOUT

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

GROSS GLAZING AREA

TOTAL PERIPHERAL WALL AREA	2952.34 SF	274.27 m ²
FRONT GLAZING AREA	74.86 SF	6.95 m ²
LEFT SIDE GLAZING AREA	26.33 SF	2.45 m ²
RIGHT SIDE GLAZING AREA	78.33 SF	7.28 m ²
REAR GLAZING AREA	150.78 SF	14.01 m ²
TOTAL GLAZING AREA	330.30 SF	30.68 m ²
TOTAL GLAZING PERCENTAGE	11.19 %	



FRONT ELEVATION 'A'

PEAK HEIGHT OF ROOF (29'-9")

18" X 24" LOUVRE
W/ 2"x4" VINYL HEADER
W/ 4" SURROUND
W/ 4" VINYL SILL

MID POINT OF ROOF (24'-0")

VINYL CEDAR SHAKE SIDING
W/ METAL FLASHING BEHIND (TYP)

TOP OF PLATE

TOP OF WINDOW

4" VINYL SILL (TYP)

6" VINYL CORNER TRIM (TYP)

SECOND FLOOR

TOP OF TRANSOM

TOP OF DOOR/WIN

2-36"x82" EXTERIOR DOORS

OPT. FIREPLACE

8"x8" WOOD POST ANCHORED TO PORCH SLAB (TYP)

GROUND FLOOR

FIN. GRADE

POURED CONC SILL

POURED CONC PORCH SLAB

POURED CONC FDN WALLS ON CONC STRIP FOOTING (TYP)

TOP OF SLAB

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



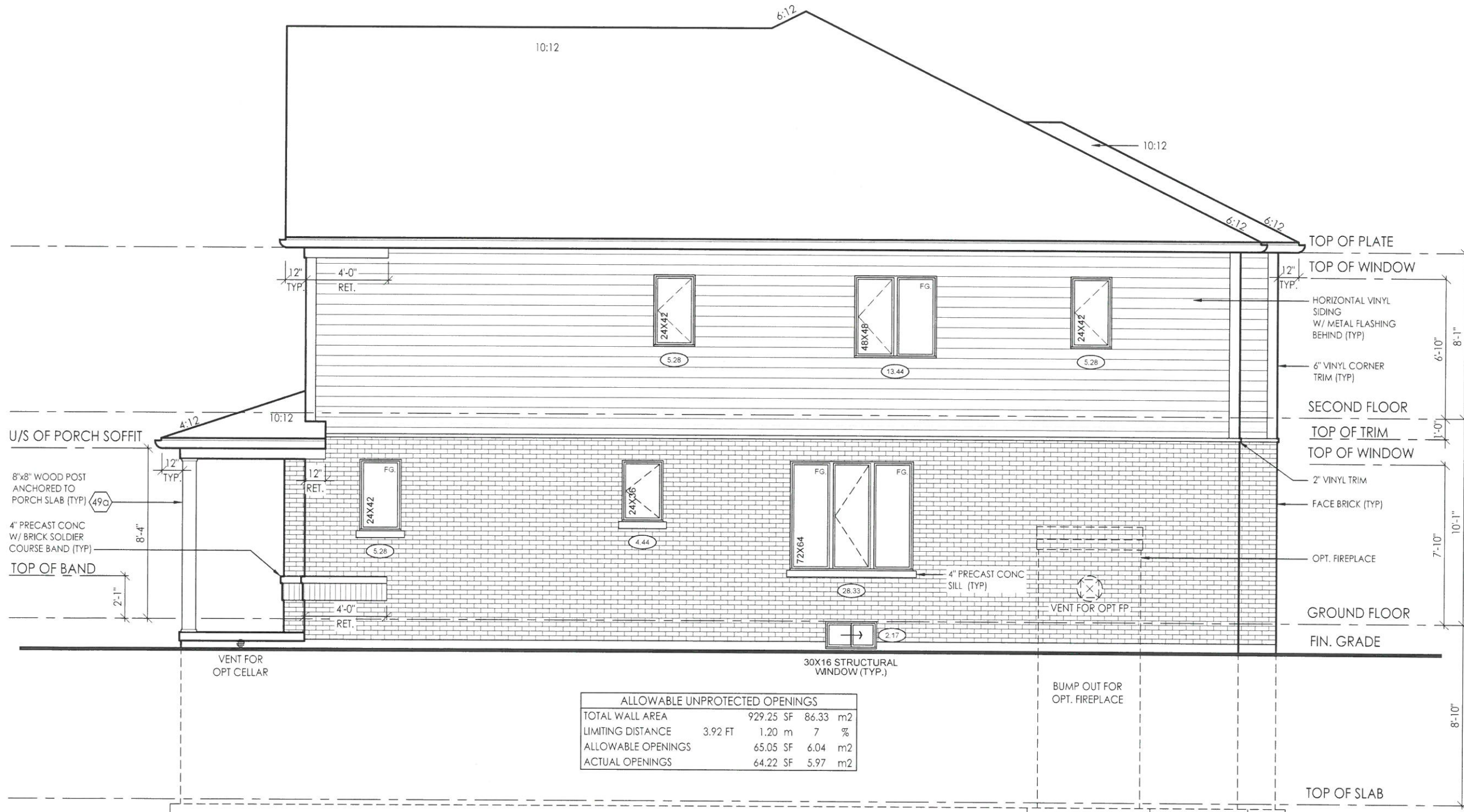
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project: Legacy
location: AYR
marking name: PICO ENGINEERING

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1	ISSUED FOR CLIENT REVIEW	25-FEB-18	RU	JM					
2	REVISED PER TRUSS COORDINATION	23-APR-18	LO	JM					
3	REVISED PER ENGINEER COMMENTS & ISSUED FOR PERMIT	26-JUL-18	WU	JM					
5	REISSUED FOR PERMIT	18-OCT-19	ES	ES					

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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: July
SIGNATURE:

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RIGHT SIDE ELEVATION 'A'

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



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marketing name

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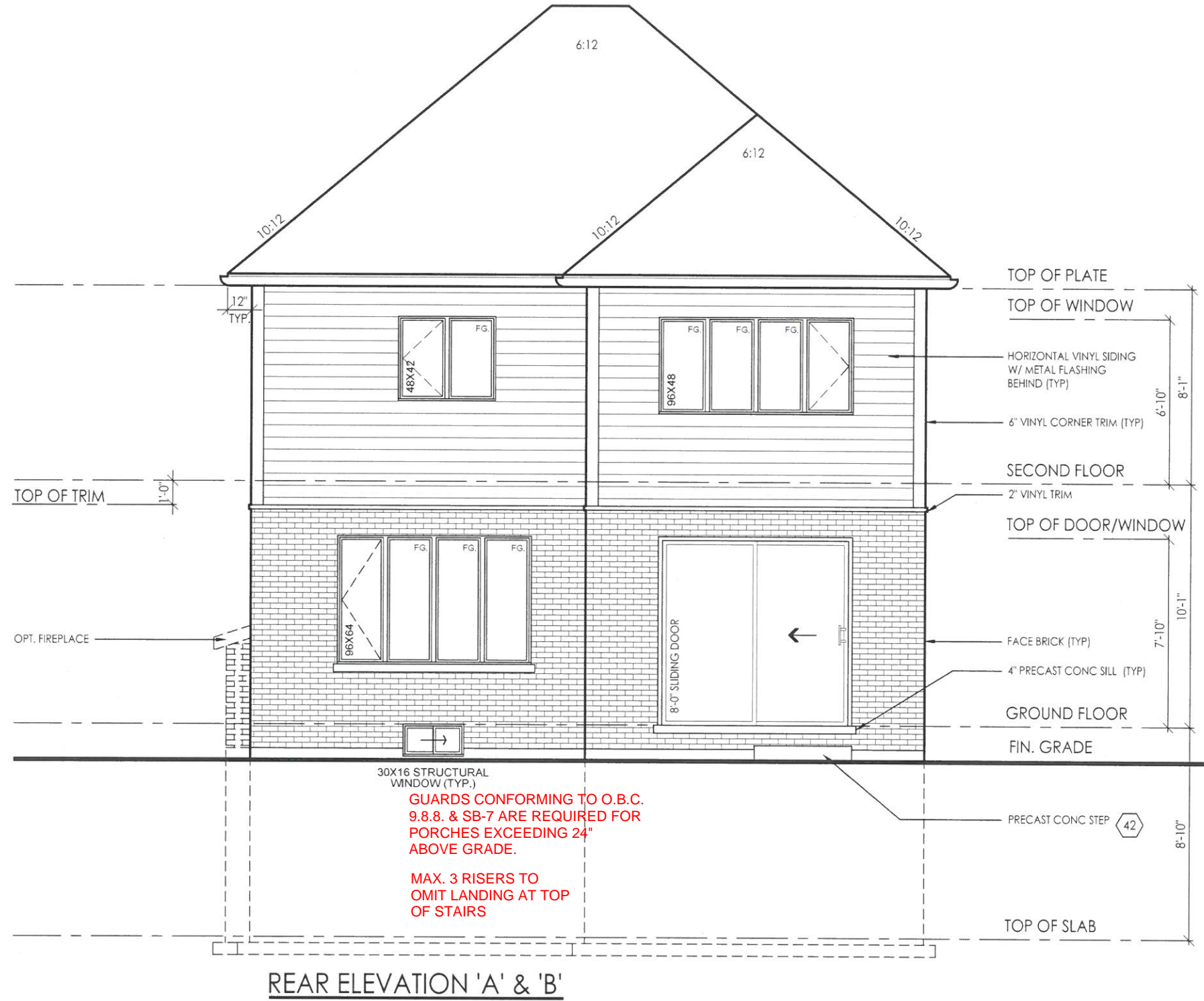
project Legacy

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

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

SIGNATURE:



GUARDS CONFORMING TO O.B.C. 9.8.8. & SB-7 ARE REQUIRED FOR PORCHES EXCEEDING 24" ABOVE GRADE.

MAX. 3 RISERS TO OMIT LANDING AT TOP OF STAIRS



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marking name

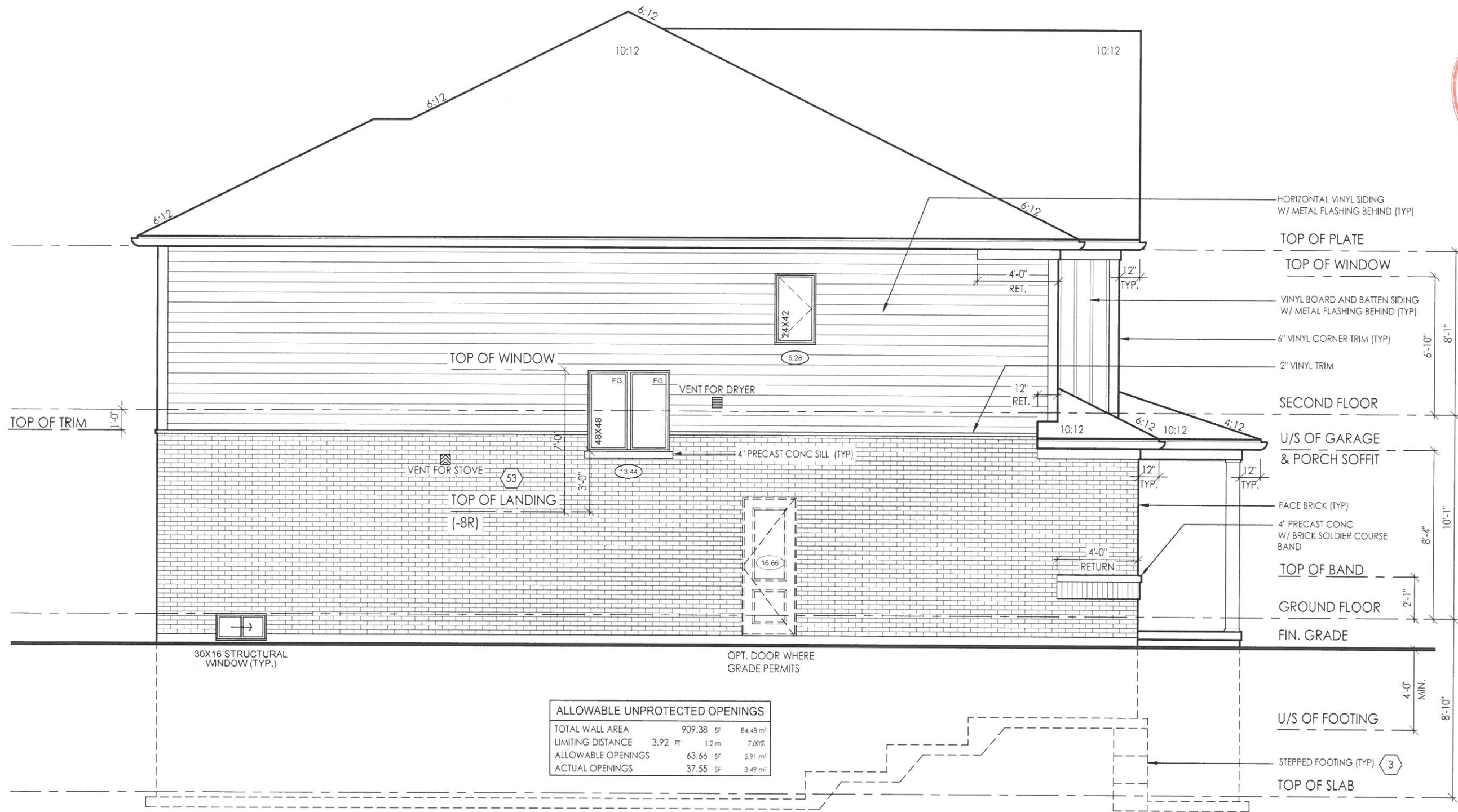
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#	revisions	date		dwn	chk	#	revisions	date		dwn	chk	
		23-FEB-18	23-APR-18					20-JUL-18	18-OCT-18			BU
1	ISSUED FOR CLIENT REVIEW											
2	REVISED PER TRUSS COORDINATION											
3	REVISED PER ENGINEER COMMENTS & ISSUED FOR PERMIT											
5	REISSUED FOR PERMIT											

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

LEFT SIDE ELEVATION 'A'



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location AYR

marking name

date dwn chk

#	revisions	date dwn chk #											
		23-FEB-18	BU	JM	23-APR-18	LO	JM	26-JUL-18	WU	JM	18-OCT-17	ES	ES
1	ISSUED FOR CLIENT REVIEW												
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3	REVISED PER ENGINEER COMMENTS & ISSUED FOR PERMIT												
5	RE-ISSUED FOR PERMIT												

client Tice River Homes

project Legacy

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QUALIFIED DESIGNER BCIN: 47245
FIRM BCIN: 26995
DATE:

SIGNATURE: *J. Alvarez*

CONSTRUCTION NOTES: - SINGLES

COMPLIANCE PACKAGE A1 - OBC 2012 - 2017 ENACTMENT

(UNLESS OTHERWISE NOTED)

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

-ALL DIMENSIONS GIVEN FIRST IN IMPERIAL FOLLOWED BY METRIC.

-THERMAL RESISTANCE VALUES BASED ON ZONE 1

FOOTINGS / SLABS:

TYPICAL STRIP FOOTING:

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

WOOD COLUMN:

OBC 9.17.4.1, 9.17.4.2, & 9.17.4.3.
-5 1/2" x 5 1/2" (140mm x 140mm) SOLID WOOD COLUMN - OR
-3-2"x6" (38mm x 140mm) BUILT UP COLUMN NAILED TOGETHER W/ 3" (76mm)

WALL ASSEMBLIES:

FOUNDATION WALL:

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

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.

STEP FOOTING:

O.B.C. 9.15.3.9.

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

DRAINAGE TILE OR PIPE:

O.B.C. 9.14.3.

-4" (100mm) MIN. DIA. LAID ON UNDISTURBED OR WELL COMPACTED SOIL W/ TOP OF TILE OR PIPE TO BE BELOW BOTTOM OF FLR. SLAB.

BASEMENT SLAB:

O.B.C. 9.13. & 9.16.

-3" (75mm) CONCRETE SLAB
-2200psi (15MPa) AFTER 28 DAYS - O.B.C. 9.16.4.5.
-DAMP PROOF BELOW SLAB W/ MIN. 0.006" (0.15mm) POLYETHYLENE OR TYPE 'S' ROLL ROOFING W/ 4" (100mm) LAPPED JOINTS.

SLAB ON GROUND:

O.B.C. 9.16.4.3.

-3" (75mm) CONCRETE SLAB - O.B.C. 9.16.4.3.
-2200psi (15MPa) AFTER 28 DAYS - O.B.C. 9.16.4.5.
-DAMP PROOF BELOW SLAB W/ MIN. 0.006" (0.15mm) POLYETHYLENE OR TYPE 'S' ROLL ROOFING W/ 4" (100mm) LAPPED JOINTS.

GARAGE SLAB / EXTERIOR SLAB:

O.B.C. 9.13.1.6.

-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.

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.

BEAM POCKET

O.B.C. 9.13.1.4.

-4" (100mm) INTO FDN. WALL W/ WIDTH TO MATCH BEAM SIZE.
-1/2" (13mm) SPACE AROUND WOOD BEAMS (O.B.C. 9.23.2.2.)

STRUCTURAL COLUMNS

O.B.C. 9.17.3.4. & 9.17.3.

-FIXED COLUMN
-MIN. 3 1/2" (90mm) DIA. W/ 3/16" (4.76mm) WALL THICKNESS
-FOR STEEL BEAMS, CLIPS AT TOP & MIN. 6" X 4" X 1/4" (152mm X 100mm X 6.35mm) STEEL BTM. PLATE

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 AT TOP & MIN. 6" X 4" X 1/4" (152mm X 100mm X 6.35mm) STEEL BTM. PLATE

BRICK VENEER CONSTRUCTION:

O.B.C. 9.23.
-3-1/2" (90mm) FACE BRICK OR 4" (100mm) STONE @ 36'-1" (11m) MAX. HEIGHT

-MIN. 0.03" (0.76mm) THICK, 7/8" (22mm) WIDE CORROSION RESISTANT STRAPS @ MAX. 15 3/4" (400mm) O.C. HORIZONTAL & 23 5/8" (600mm) O.C. VERTICAL SPACING

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

O.B.C. SB-3 WALL = EW1b (STC = N/A, FIRE = 45 MIN)
FOR 45 MINUTE FIRE RATED WALL REQUIREMENTS SUBSTITUTE AND/OR ADD THE FOLLOWING MATERIALS:

BRICK VENEER CONSTRUCTION @ GARAGE:

O.B.C. 9.23.

-3-1/2" (90mm) FACE BRICK OR 4" (100mm) STONE @ 36'-1" (11m) MAX. HEIGHT
-MIN. 0.03" (0.76mm) THICK, 7/8" (22mm) WIDE CORROSION RESISTANT STRAPS @ MAX. 15 3/4" (400mm) O.C. HORIZONTAL & 23 5/8" (600mm) O.C. VERTICAL SPACING

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

O.B.C. SB-3 WALL = EW1b (STC = N/A, FIRE = 45 MIN)
FOR 45 MINUTE FIRE RATED WALL REQUIREMENTS SUBSTITUTE AND/OR ADD THE FOLLOWING MATERIALS:

INTERIOR STUD WALLS:

O.B.C. T.9.23.10.1.

-2" X 4" (38mm X 89mm) WOOD STUDS @ 16" (400mm) O.C. OR
-2" X 6" (38mm X 140mm) WOOD STUDS @ 16" (400mm) O.C. W/
-DOUBLE 2" X 4" OR 2" X 6" TOP PLATES AND SINGLE BOTTOM PLATE

BEARING STUD WALL (BASEMENT):

O.B.C. T.9.23.10.1.

-2" X 4" (38mm X 89mm) WOOD STUDS @ 16" (400mm) O.C. OR
-2" X 6" (38mm X 140mm) WOOD STUDS @ 16" (400mm) O.C. W/
-DBL. 2" X 4" OR 2" X 6" TOP PLATE.

GARAGE WALL & CEILING:

O.B.C. 9.10.9.16.(3)

-1/2" (12.7mm) GYPSUM BOARD ON BOTH SIDES OF WALL & U/S OF CEILING BETWEEN HOUSE AND GARAGE
-TAPE AND SEAL ALL JOINTS GAS TIGHT
-R22 (RSI 3.87) INSULATION IN WALLS.

WALLS ADJACENT TO ATTIC SPACE:

O.B.C. 9.23.10.1.

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

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

EXPOSED FLOOR:

O.B.C. 9.25.3. & 9.25.4.

-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
-VENTED ALUMINUM SOFFIT

SUNKEN FINISHED AREAS:

O.B.C. 9.10.9.16.(3)

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

CLIENT SPECIFIC REVISIONS

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

client Tice River Homes location Ayr

project Legacy marketing name

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

page

signature

qualified designer BCIN: 47245

FIRM BCIN: 26995

DATE:

SIGNATURE:

revisions table

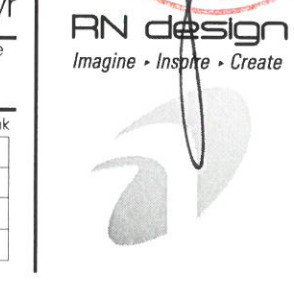
revisions table

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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

FRAME CONSTRUCTION:

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

WATERPROOF WALLS IN BATHROOMS:

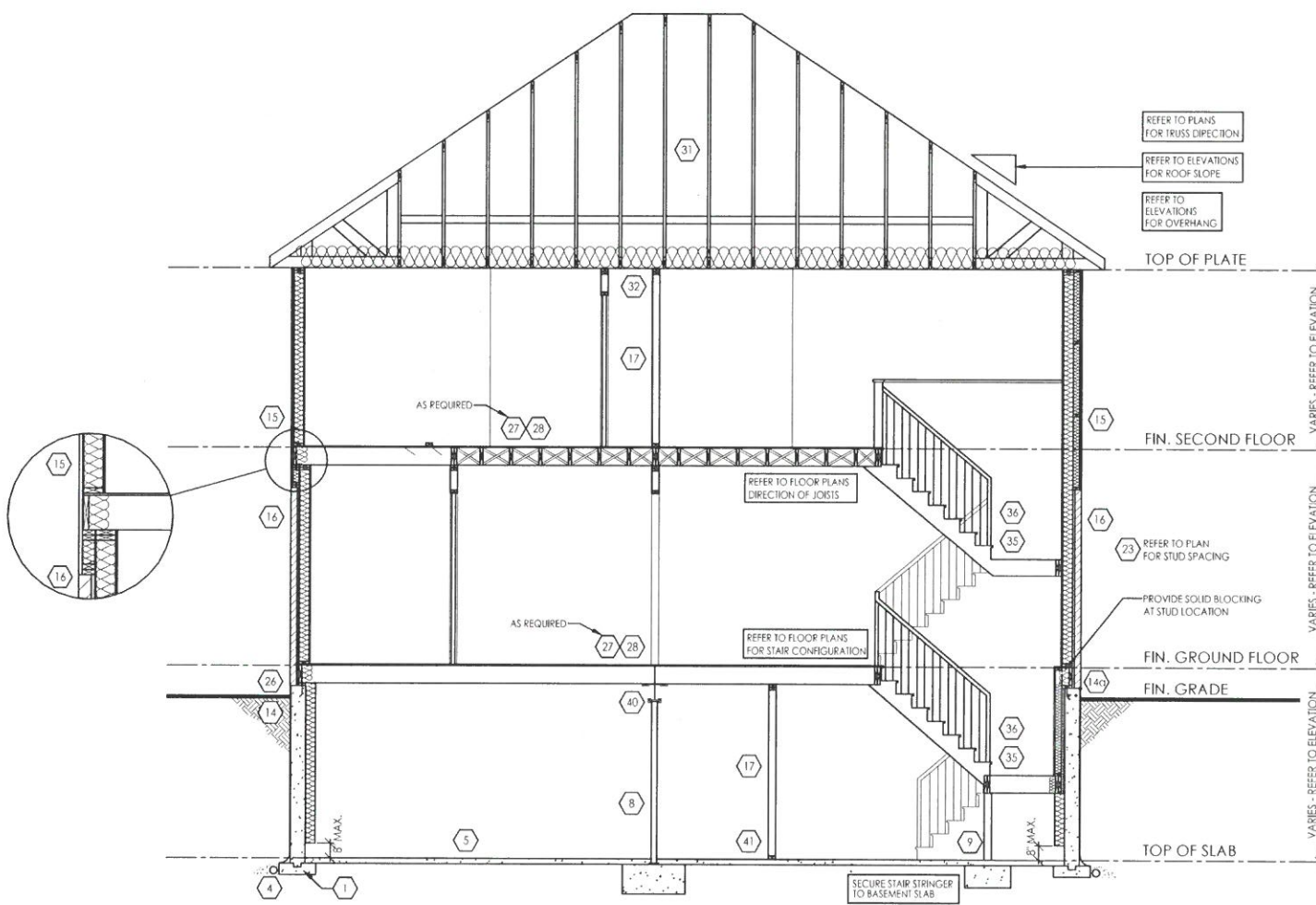
- REQUIRED AS PER OBC 9.29.2.1.

WINDOWS:

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

DRAIN WATER HEAT RECOVERY:

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



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

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◆ CLIENT SPECIFIC REVISIONS

SCHEDULES

DOORS (46, 47)

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

STEEL BEAMS

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

WOOD BEAMS

- WD1 3/2" X 8" SPR
- WD2 4/2" X 8" SPR
- WD3 5/2" X 8" SPR
- WD4 3/2" X 10" SPR
- WD5 4/2" X 10" SPR
- WD6 5/2" X 10" SPR
- WD7 3/2" X 12" SPR
- WD8 4/2" X 12" SPR
- WD9 5/2" X 12" SPR
- WD10 2/ 1 3/4" X 7 1/4" (2.0E) LVL
- WD11 3/ 1 3/4" X 7 1/4" (2.0E) LVL
- WD12A 1/ 1 3/4" X 9 1/2" (2.0E) LVL
- WD12 2/ 1 3/4" X 9 1/2" (2.0E) LVL
- WD13 3/ 1 3/4" X 9 1/2" (2.0E) LVL
- WD14A 1/ 1 3/4" X 11 7/8" (2.0E) LVL
- WD14 2/ 1 3/4" X 11 7/8" (2.0E) LVL
- WD15 3/ 1 3/4" X 11 7/8" (2.0E) LVL
- WD16A 1/ 1 3/4" X 14" (2.0E) LVL
- WD16 2/ 1 3/4" X 14" (2.0E) LVL
- WD17 3/ 1 3/4" X 14" (2.0E) LVL

LINTELS

- L1 2/ 2" X 8" SPR
- L2 2/ 2" X 10" SPR
- L3 2/ 2" X 12" SPR
- L4 4-7/8" X 3-1/2" X 1/4" L
- L5 4-7/8" X 3-1/2" X 5/16" L
- L6 4-7/8" X 3-1/2" X 3/8" L
- L7 3-1/2" X 3-1/2" X 1/4" L
- L8 4-7/8" X 3-1/2" X 1/4" L
- L9 4" X 3-1/2" X 1/4" L
- L10 4-7/8" X 3-1/2" X 5/16" L
- L11 4-7/8" X 3-1/2" X 3/8" L
- L12 5/7/8" X 3-1/2" X 5/16" L
- L13 5-7/8" X 3-1/2" X 3/8" L
- L14 5-7/8" X 3-1/2" X 1/2" L
- L15 5-7/8" X 4" X 1/2" L
- L16 7-1/8" X 4" X 3/8" L
- L17 7-1/8" X 4" X 1/2" L

PLAN/ELEVATION LEGEND

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

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

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 PERMIT	20-JUL-18	WU	JM					
5	RE-ISSUED FOR PERMIT	18-OCT-19	ES	ES					

location
Ayr

marketing name
RN design
Imagine • Inspire • Create

model
36-02

scale
3/16" = 1'0"

project #
17052

page

D3