

CONTRACTOR RESPONSIBLE FOR ENSURING APPROVED DWGS ARE ON SITE AT TIME OF INSPECTION

ALL INSPECTIONS TO BE BOOKED VIA EMAIL AT BUILDING@NORTHDUMFRIES.CA. 24 HOURS NOTICE REQUIRED FOR ALL INSPECTIONS



FRONT ELEVATION 'A'



FRONT ELEVATION 'B'

Drawing List:

- A0 TITLE SHEET
- A1 BASEMENT FLOOR ELEV 'A'
- A2 GROUND FLOOR ELEV 'A'
- A3 SECOND FLOOR ELEV 'A'
- A4 BASEMENT FLOOR ELEV 'B'
- A5 GROUND FLOOR ELEV 'B'
- A6 SECOND FLOOR ELEV 'B'
- A7 ROOF PLAN ELEV 'A'
- FRONT ELEVATION 'A'
- A8 RIGHT SIDE ELEVATION 'A'
- A9 REAR ELEVATION 'A' & 'B'
- A10 LEFT SIDE ELEVATION 'A'
- A11 FRONT ELEVATION 'B'
- ROOF PLAN ELEV 'B'
- A12 RIGHT SIDE ELEVATION 'B'
- A13 LEFT SIDE ELEVATION 'B'
- D1 CONSTRUCTION NOTES
- D2 CONSTRUCTION NOTES
- D3 CONSTRUCTION NOTES

Areas:

	ELEVATION 'A'		ELEVATION 'B'	
	SF	SM	SF	SM
GROUND FLOOR	1143.6	106.2	1143.6	106.2
SECOND FLOOR	1510.7	140.3	1515.5	140.8
TOTAL AREA	2654.3	246.6	2659.1	247.0
COVERAGE INC PORCH	1623.2	150.8	1592.3	147.9
COVERAGE NOT INC PORCH	1538.3	142.9	1538.3	142.9

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

Tice River Homes Legacy

PICCO ENGINEERING
1-800-785-8528 Fax: (416) 702-8888

OCT 27 2019



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

location
Ayr

marketing name

model
40-03

scale
3/16" = 1'0"

project #
17052

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

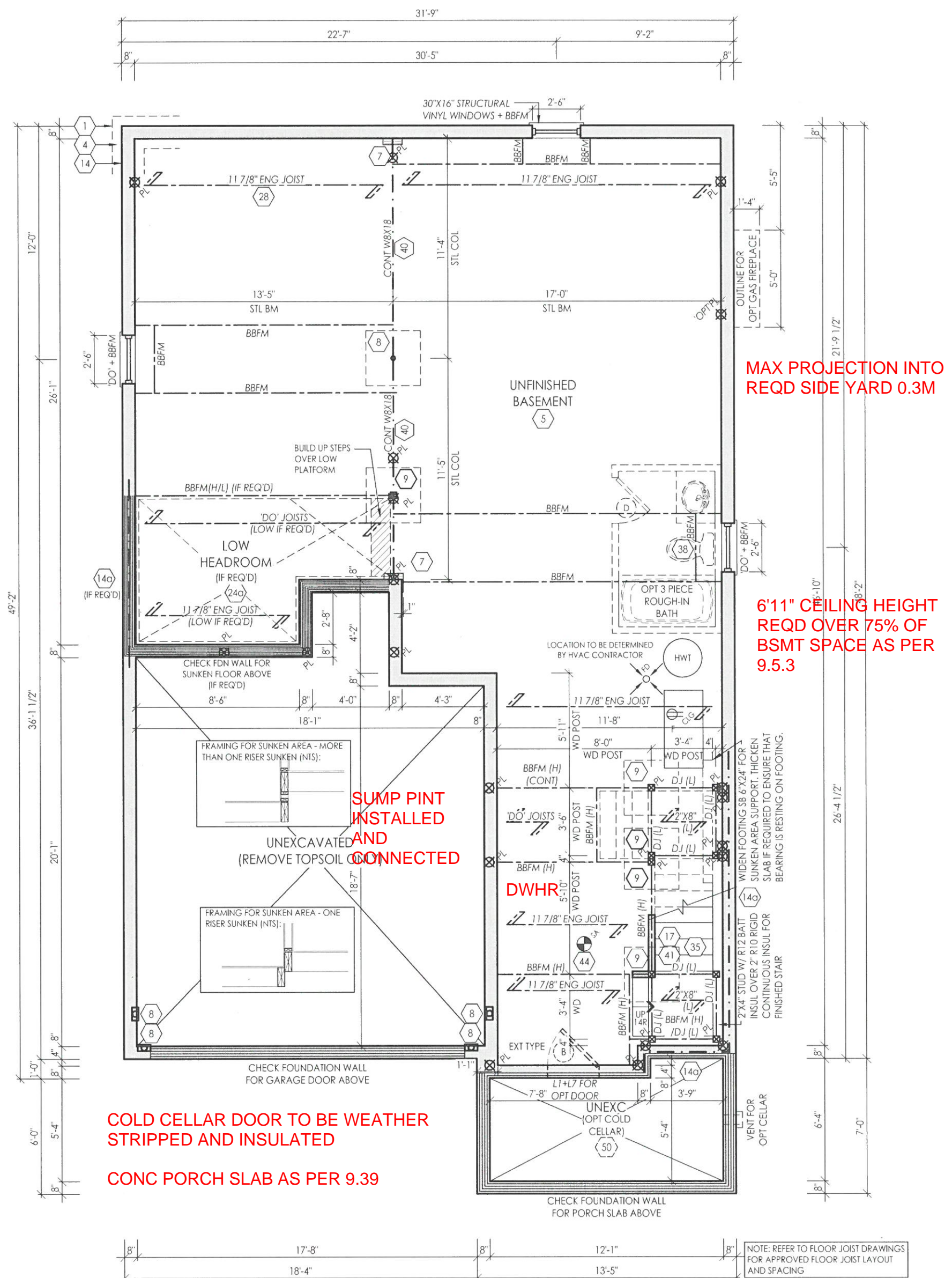
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page

A0

**BSMT AIR BARRIER
SUMP LIDS, JOINTS AT INTERSECTIONS
AND ALL PENETRATIONS OF SLAB
MUST BE SEALED TO PREVENT AIR
LEAKAGE**



**MAX PROJECTION INTO
REQD SIDE YARD 0.3M**

6'11\"/>

**COLD CELLAR DOOR TO BE WEATHER
STRIPPED AND INSULATED**

CONC PORCH SLAB AS PER 9.39

**SUMP PINT
INSTALLED
AND
CONNECTED**

BASEMENT FLOOR ELEV 'A'

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

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project	Legacy				marketing name				
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5	RE-ISSUE FOR PERMIT	18-OCT-19	ES	ES					

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model 40-03
scale 3/16" = 1'0"
project # 17052

page **A1**

BEAM AND LINTEL SIZES TO BE NOTED ON FUTURE PLANS

LINTEL PACKAGE AND ENGINEERED BEAM DETAILS TO BE SUBMITTED PRIOR TO FRAMING INSPECTION

KITCHEN/BATH FLOORS AS PER 9.30.1.2

MAX PROJECTION INTO REQD SIDE YARD 0.3M

BEAM/FLOOR CONNECTION DETAILS REQD AT FRAMING INSPECTION

GARAGE WALL AND CEILING TO BE GAS PROOFED

GARAGE MAN DOOR TO BE SELF CLOSING, LATCHING AND WEATHER STRIPPED

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

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'

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client Tice River Homes

project Legacy

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5	RE-ISSUE FOR PERMIT	18-OCT-19	ES	ES					

location Ayr

marketing name RN design
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model 40-03

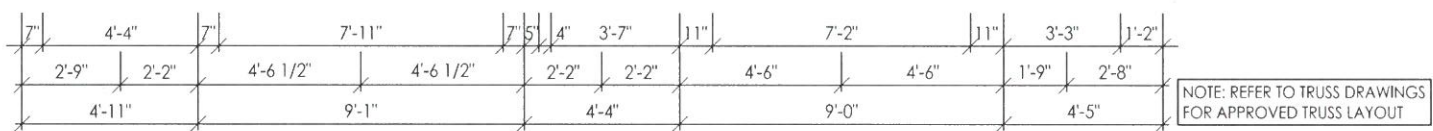
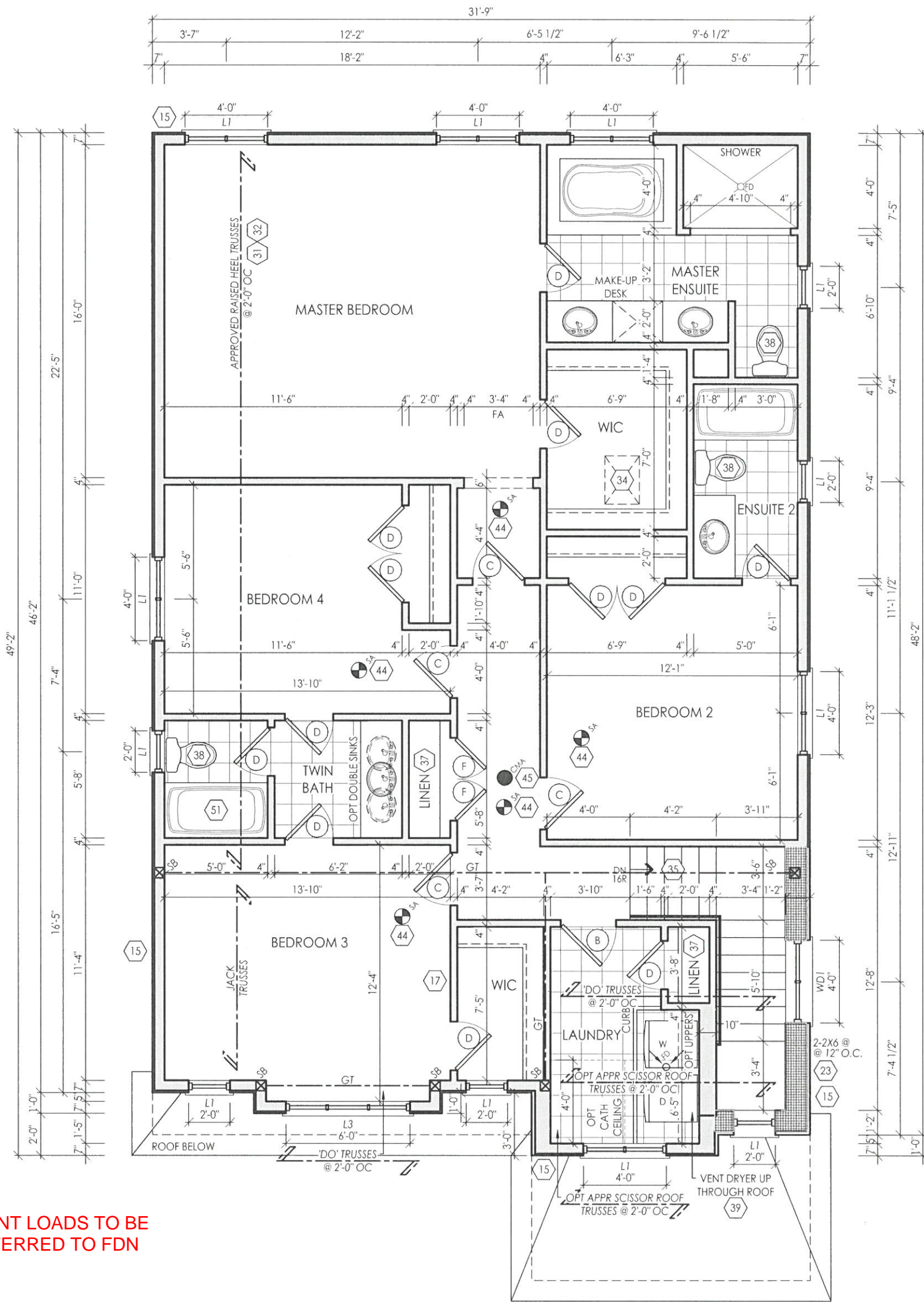
scale 3/16" = 1'0"

project # 17052

page

A2

ENGINEERED FLOOR LAYOUT, TRUSSES AND LINTELS TO BE SUBMITTED PRIOR TO FRAMING. DESIGNER TO COMPLETE RESPONSIBILITY REVIEW FORM AND TO BE SUBMITTED WITH TRUSSES, FLOOR AND LINTEL DOCUMENTS



SECOND FLOOR ELEV 'A'

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project	Legacy	marketing name							
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3	REVISED PER ENGINEER COMMENTS & ISSUED FOR PERMIT	20-JUL-18	WU	JM					
5	RE-ISSUE FOR PERMIT	18-Oct-19	ES	ES					

ENGINEERING
 10-22-2018

PROFESSIONAL ENGINEER
 J. G. ALVAREZ
 100014328

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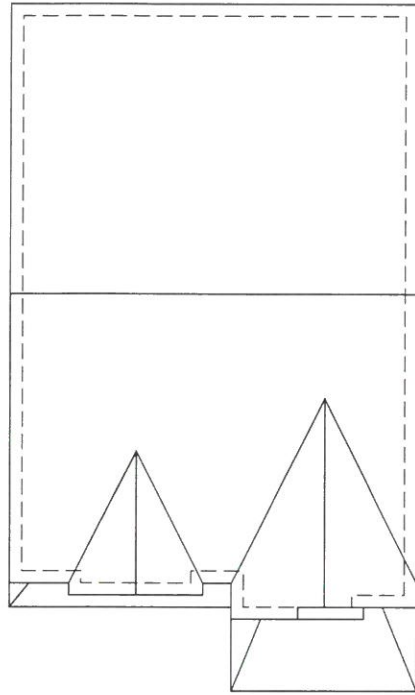
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 scale: 3/16" = 1'0"
 project #: 17052

page: **A3**

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GROSS GLAZING AREA

TOTAL PERIPHERAL WALL AREA	3284.59 SF	305.14 m ²
FRONT GLAZING AREA	87.06 SF	8.09 m ²
LEFT SIDE GLAZING AREA	33.33 SF	3.10 m ²
RIGHT SIDE GLAZING AREA	77.66 SF	7.21 m ²
REAR GLAZING AREA	152.06 SF	14.13 m ²
<hr/>		
TOTAL GLAZING AREA	350.11 SF	32.53 m ²
TOTAL GLAZING PERCENTAGE	10.66 %	



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" 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 FRIEZE BOARD (TYP)

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

U/S OF GARAGE & PORCH SOFFIT

BRICK SOLDIER COURSE HEADER W/ CENTER KEYSTONE (TYP)

FACE BRICK (TYP)

TOP OF BAND

4" PRECAST CONC BAND W/ BRICK SOLDIER COURSE BAND

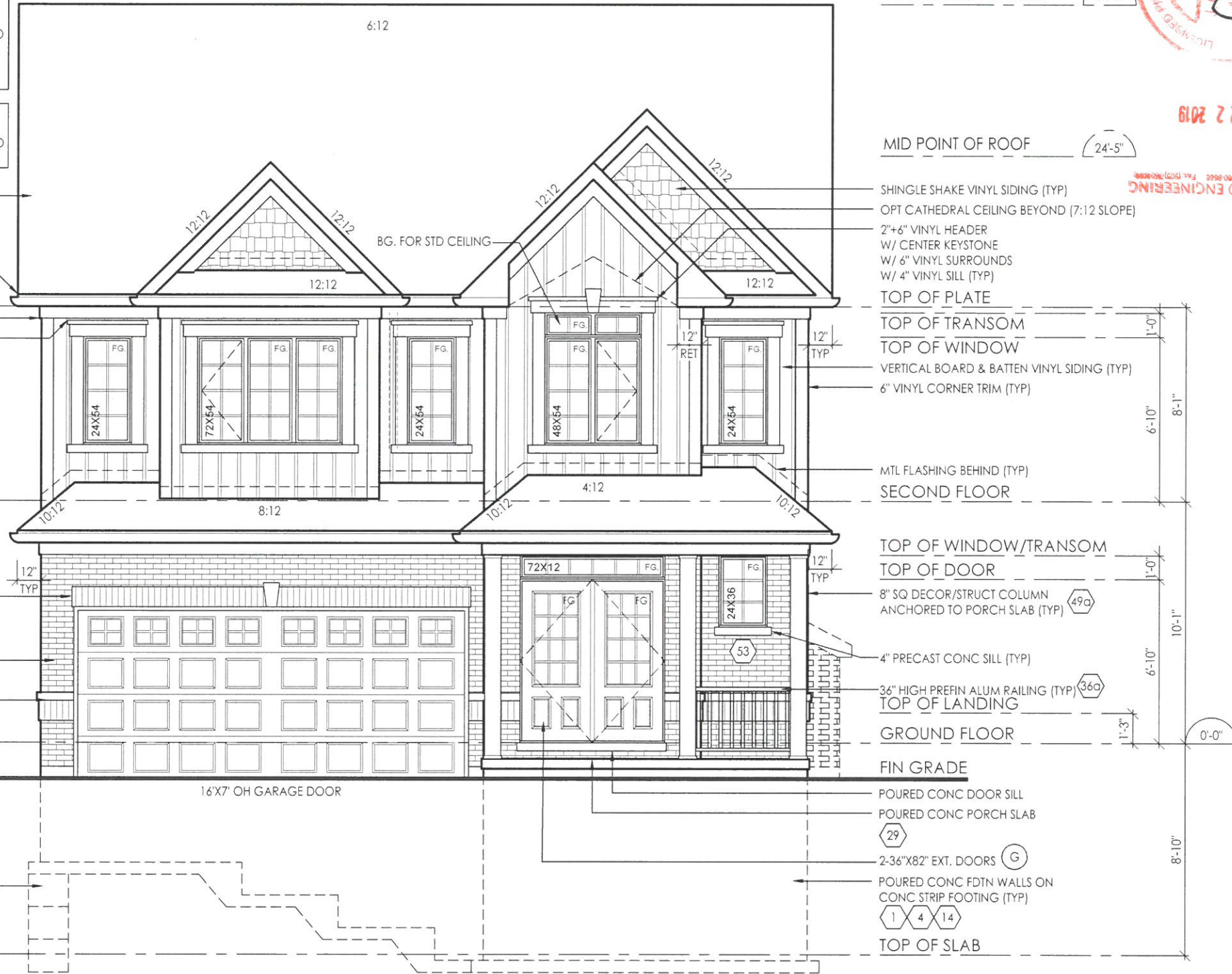
GROUND FLOOR

FIN GRADE

U/S OF FOOTING

STEPPED FOOTING (TYP)

3



FRONT ELEVATION 'A'

PEAK HEIGHT OF ROOF (30'-8")

MID POINT OF ROOF (24'-5")

SHINGLE SHAKE VINYL SIDING (TYP)

OPT CATHEDRAL CEILING BEYOND (7:12 SLOPE)

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

TOP OF PLATE

TOP OF TRANSOM

TOP OF WINDOW

VERTICAL BOARD & BATTEN VINYL SIDING (TYP)

6" VINYL CORNER TRIM (TYP)

MTL FLASHING BEHIND (TYP)

SECOND FLOOR

TOP OF WINDOW/TRANSOM

TOP OF DOOR

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

4" PRECAST CONC SILL (TYP)

36" HIGH PREFIN ALUM RAILING (TYP)

TOP OF LANDING

GROUND FLOOR

FIN GRADE

POURED CONC DOOR SILL

POURED CONC PORCH SLAB

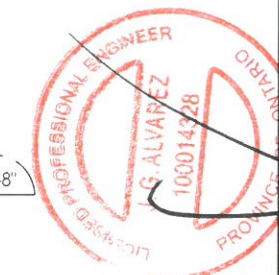
29

2-36"x82" EXT. DOORS

POURED CONC FDTN WALLS ON CONC STRIP FOOTING (TYP)

1 4 14

TOP OF SLAB



OCT 22 2019



model 40-03

scale 3/16" = 10"

project # 17052

page

A7



location Ayr

marking name

#	revisions	date	dwg	chk	#	revisions	date	dwg	chk
1	ISSUED FOR CLIENT REVIEW	23-FEB-18	KK	JM					
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client Tice River Homes

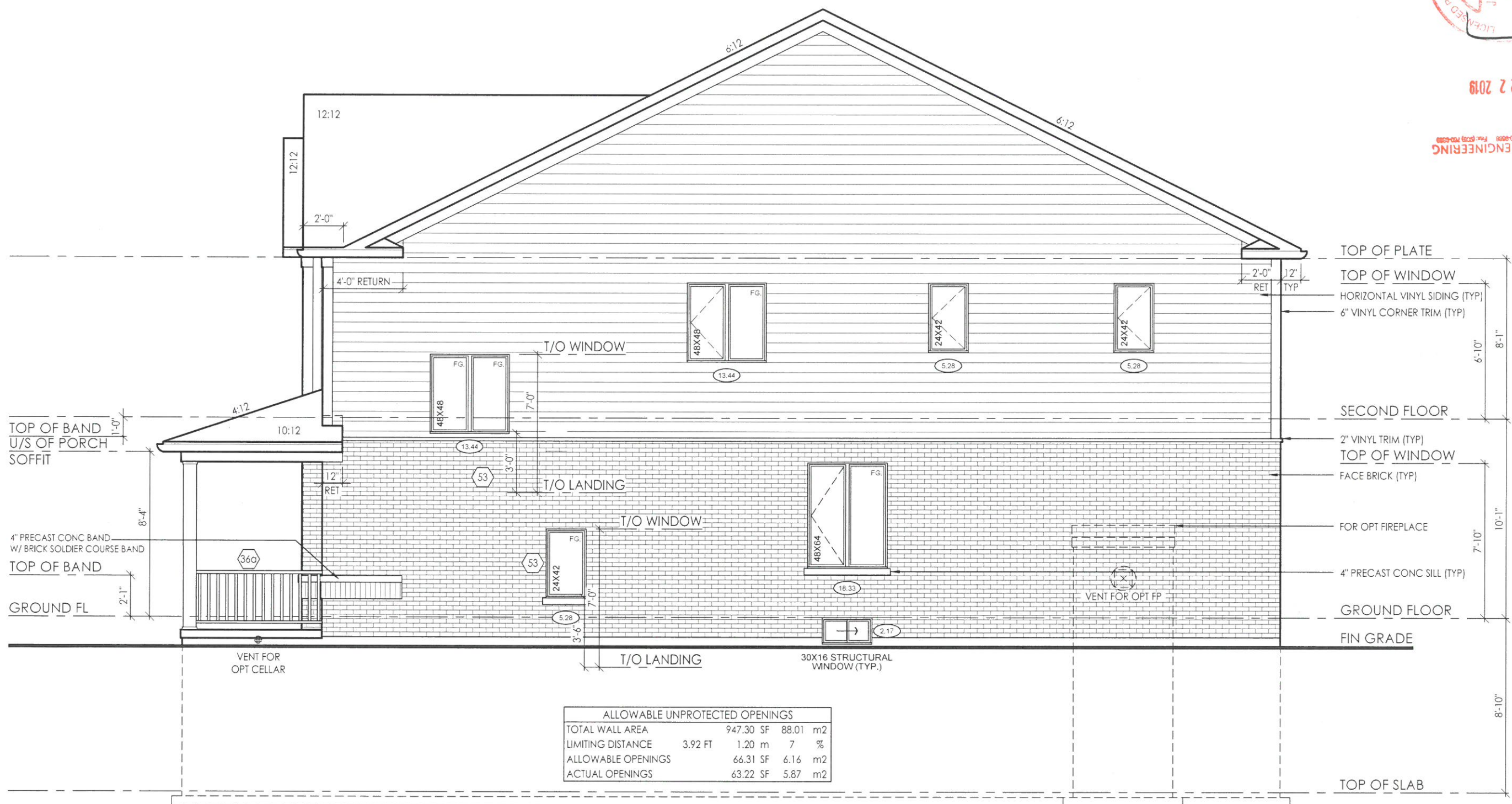
project Legacy

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FIRM BCIN: 26995
DATE: *[Signature]*

SIGNATURE:

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ALLOWABLE UNPROTECTED OPENINGS			
TOTAL WALL AREA	947.30 SF	88.01 m ²	
LIMITING DISTANCE	3.92 FT	1.20 m	7 %
ALLOWABLE OPENINGS	66.31 SF	6.16 m ²	
ACTUAL OPENINGS	63.22 SF	5.87 m ²	

RIGHT SIDE ELEVATION 'A'



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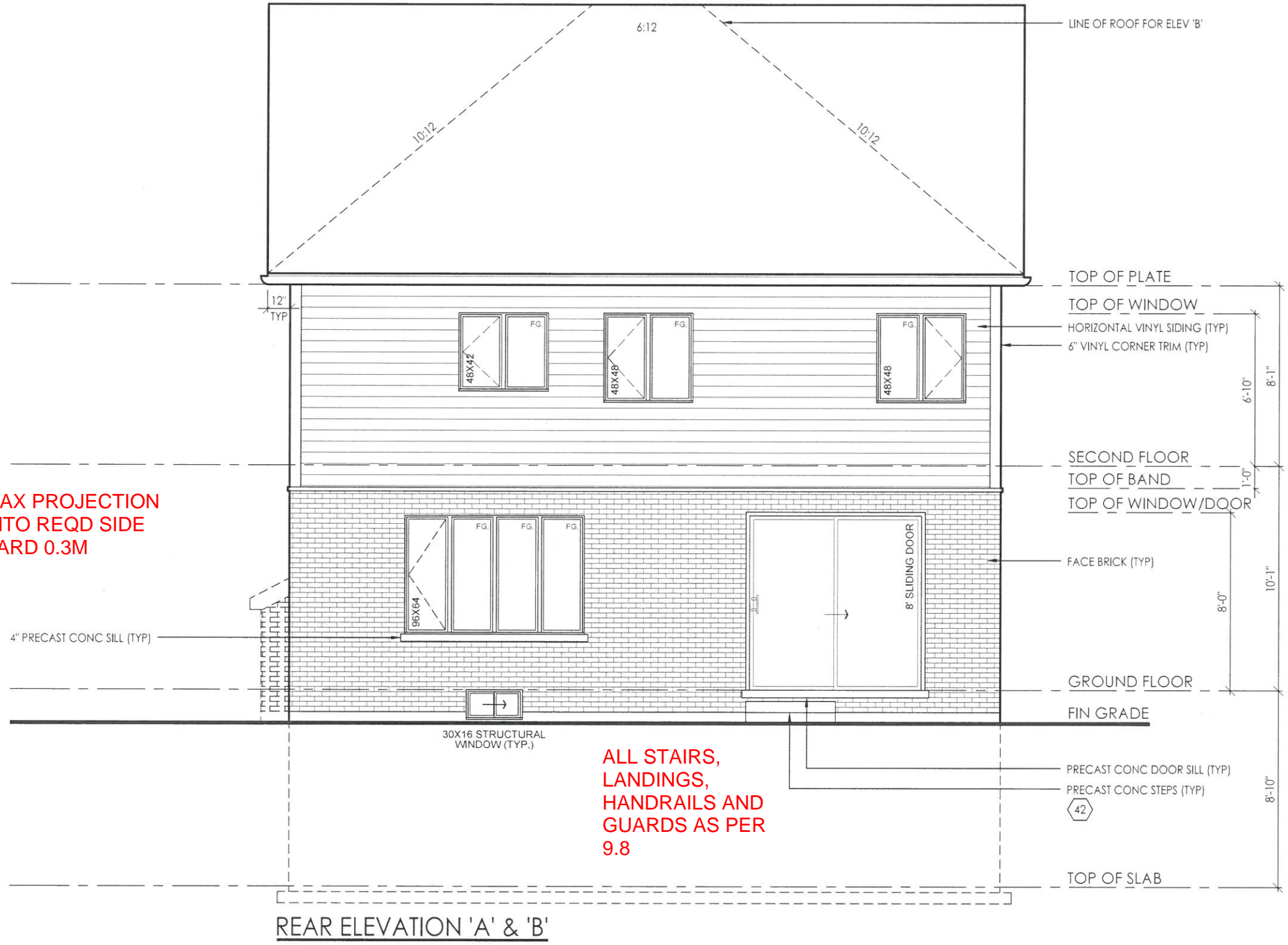
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location	AYT	marking name	date	dwn	chk

#	revisions	date	dwn	chk	#	revisions	date	dwn	chk
1	ISSUED FOR CLIENT REVIEW	23-FEB-18	KK	JM					
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5	REISSUE FOR PERMIT	18-DEC-19	ES	ES					

client: Tice River Homes
 project: Legacy
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 FIRM BCIN: 26995
 DATE: [Signature]
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MAX PROJECTION INTO REQD SIDE YARD 0.3M



REAR ELEVATION 'A' & 'B'



model 40-03
 scale 3/16" = 1'0"
 project # 17052



page

A9



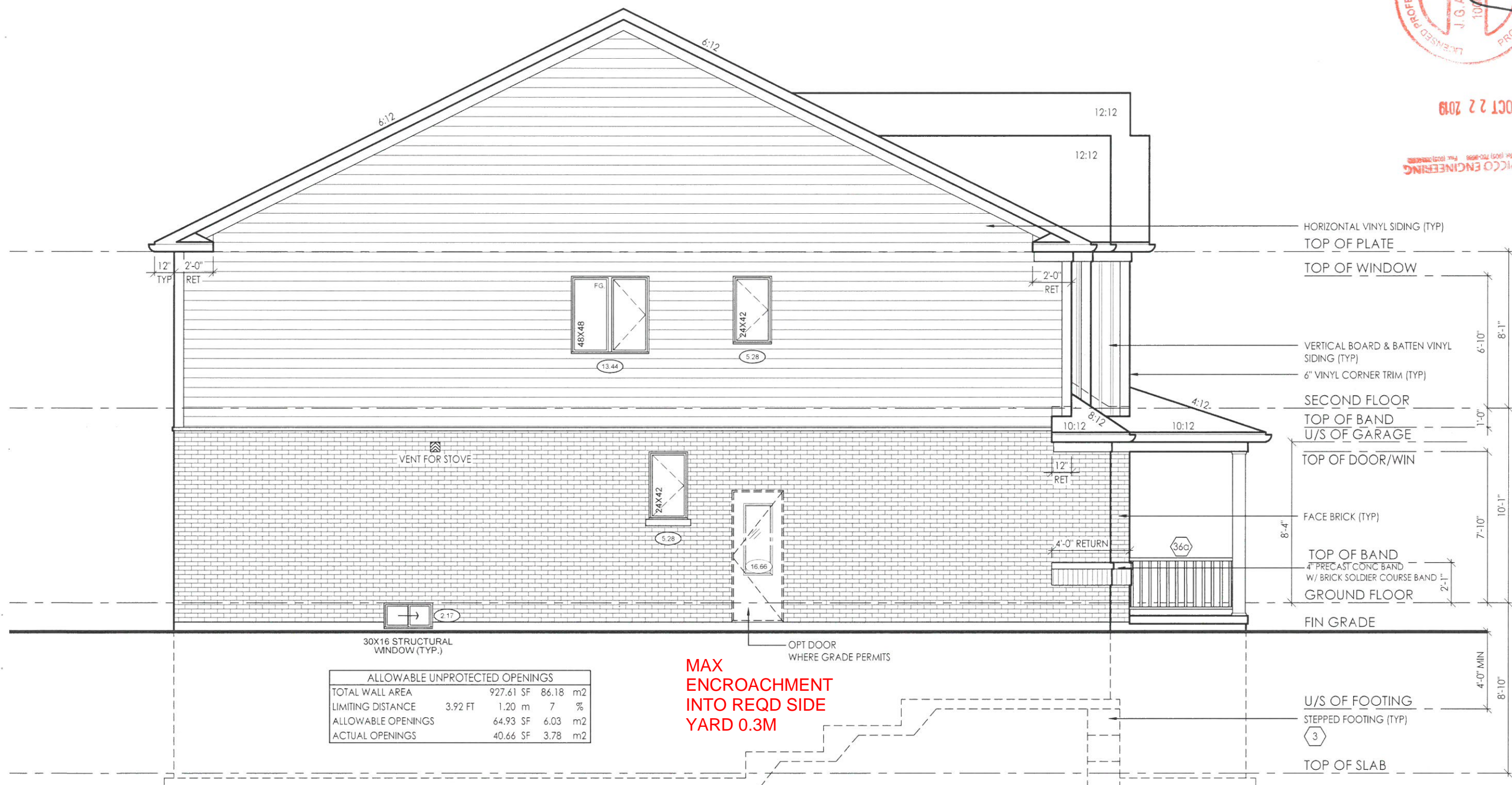
client Tice River Homes
 project Legacy
 location AYT
 marketing name

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1	ISSUED FOR CLIENT REVIEW	20-FEB-18	KK	JM					
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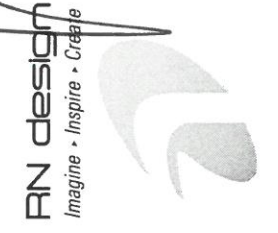


ALLOWABLE UNPROTECTED OPENINGS			
TOTAL WALL AREA	927.61 SF	86.18	m2
LIMITING DISTANCE	3.92 FT	1.20 m	7 %
ALLOWABLE OPENINGS	64.93 SF	6.03	m2
ACTUAL OPENINGS	40.66 SF	3.78	m2

MAX ENCROACHMENT INTO REQD SIDE YARD 0.3M



OCT 22 2019



client Tice River Homes
 project Legacy
 location Ayr
 marketing name

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		date	dwn	chk	chk	
1	ISSUED FOR CLIENT REVIEW	23-FEB-18	AK	JK		
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 DATE: *J.M.*
 SIGNATURE:

LEFT SIDE ELEVATION 'A'

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.

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

1 TYPICAL STRIP FOOTING: (EXTERIOR WALLS)

O.B.C. 9.15.3.5.
-FIT. TO EXTEND MIN. 4'-0" (1200mm) BELOW GRADE
BRICK VENEER -1 STOREY - 13" X 4" (330mm X 100mm)

2 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)

3 STEP FOOTING:

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

4 DRAINAGE TILE OR PIPE:

O.B.C. 9.14.3.
-4" (100mm) MIN. DIA. LAID ON UNDISTURBED OR WELL COMPACTED SOIL W/ TOP OF TILE OR PIPE TO BE BELOW BOTTOM OF FLR. SLAB.

5 BASEMENT SLAB:

O.B.C. 9.13. & 9.16.
-3" (75mm) CONCRETE SLAB
-2200psi (15MPa) AFTER 28 DAYS - O.B.C. 9.16.4.5.
-DAMP PROOF BELOW SLAB W/ MIN. 0.006" (0.15mm) POLYETHYLENE OR TYPE 'S' ROLL ROOFING W/ 4" (100mm) LAPPED JOINTS.

5a SLAB ON GROUND:

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

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 W2.9) WIRE MESH LOCATED NEAR MID-DEPTH OF SLAB

7 PILASTERS:

O.B.C. 9.15.5.3.
PILASTER
-CONCRETE NIB - 4" X 12" (100mm X 300mm)
-BLOCK NIB - 4" X 12" (100mm X 300mm) BONDED & TIED TO WALL AS PER O.B.C. 9.20.11.2. TOP 7 7/8" (200mm) SOLID.

8 STEEL PIPE COLUMN:

O.B.C. 9.15.3.4. & 9.17.3.
-FIXED COLUMN
-MIN. 3 1/2" (90mm) DIA. W/ 3/16" (4.76mm) WALL THICKNESS
-FOR STEEL BEAMS, CLIPS @ TOP & MIN. 6" X 4" X 1/4" (152mm X 100mm X 6.35mm) STEEL BTM. PLATE

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.

14 WALL ASSEMBLIES:

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.

14c 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)

15 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.

15b 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.

16 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

16b BRICK VENEER CONSTRUCTION @ GARAGE:

O.B.C. 9.23.
-3-1/2" (90mm) FACE BRICK OR 4" (100mm) STONE @ 36'-1" (11m) MAX. HEIGHT
-MIN. 0.03" (0.76mm) THICK, 7/8" (22mm) WIDE CORROSION RESISTANT STRAPS @ MAX. 15 3/4" (400mm) O.C. HORIZONTAL & 23 5/8" (600mm) O.C. VERTICAL SPACING

17 INTERIOR STUD WALLS:

O.B.C. T.9.23.10.1.
-2" X 4" (38mm X 89mm) WOOD STUDS @ 16" (400mm) O.C. OR
-2" X 6" (38mm X 140mm) WOOD STUDS @ 16" (400mm) O.C. W/
-DOUBLE 2" X 4" OR 2" X 6" TOP PLATES AND SINGLE BOTTOM PLATE

18 BEARING STUD WALL (BASEMENT):

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

22 GARAGE WALL & CEILING:

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

22c 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.

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

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
-VENTED ALUMINUM SOFFIT

24c SUNKEN FINISHED AREAS:

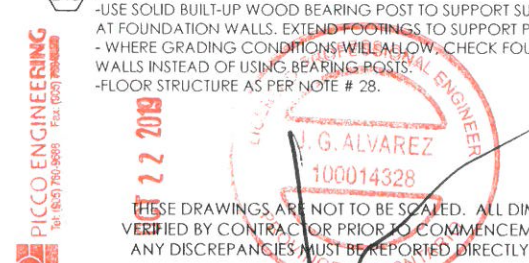
-USE SOLID BUILT-UP WOOD BEARING POST TO SUPPORT SUNKEN AREA AT FOUNDATION WALLS. EXTEND FOOTINGS TO SUPPORT POSTS.
-WHERE GRADING CONDITIONS WILL ALLOW, CHECK FOUNDATION WALLS INSTEAD OF USING BEARING POSTS.
-FLOOR STRUCTURE AS PER NOTE # 28.

CLIENT SPECIFIC REVISIONS
ONTARIO REGULATION 332/12 OBC - AMMENDMENT O. REG. 139/17 JAN 1, 2018

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

Table with columns: #, revisions, date, dwn, chk, #, revisions, date, dwn, chk. Includes project name 'Tice River Homes Legacy' and a revision log.

Project information including client 'Tice River Homes', location 'Ayr', project name 'Legacy', scale '3/16" = 1"0"', and a large 'D1' drawing identifier.



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:

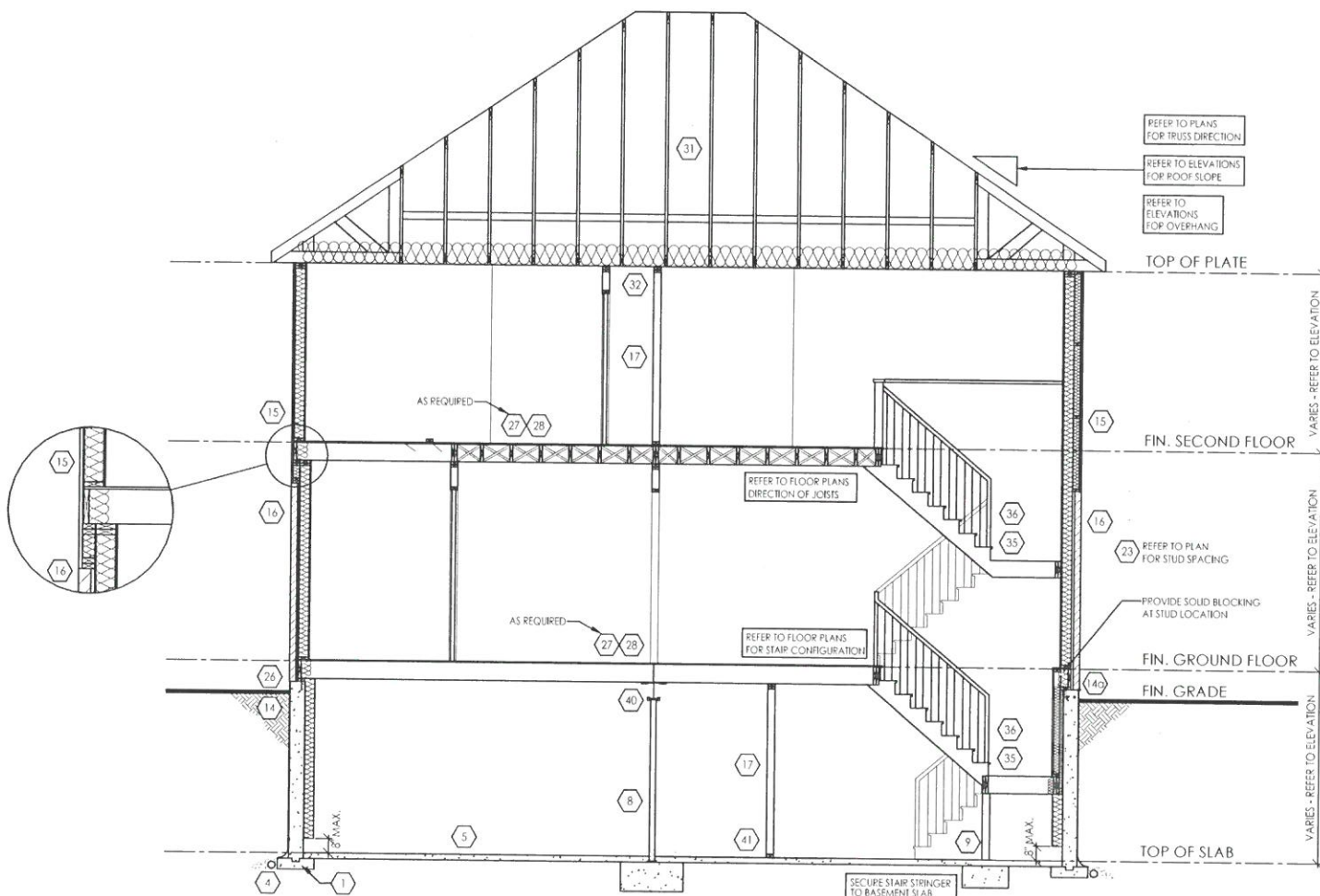
- REQUIRED AS PER OBC 9.29.2.1.

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.

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

◆ CLIENT SPECIFIC REVISIONS

SCHEDULES

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

STEEL BEAMS

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

WOOD BEAMS

- | | |
|--------------------|-------------------------------------|
| WD1 3/2" X 8" SPR | WD10 2/1 3/4" X 7 1/4" (2.0E) LVL |
| WD2 4/2" X 8" SPR | WD11 3/1 3/4" X 7 1/4" (2.0E) LVL |
| WD3 5/2" X 8" SPR | WD12A 1/1 3/4" X 9 1/2" (2.0E) LVL |
| WD4 3/2" X 10" SPR | WD12 2/1 3/4" X 9 1/2" (2.0E) LVL |
| WD5 4/2" X 10" SPR | WD13 3/1 3/4" X 9 1/2" (2.0E) LVL |
| WD6 5/2" X 10" SPR | WD14A 1/1 3/4" X 11 7/8" (2.0E) LVL |
| WD7 3/2" X 12" SPR | WD14 2/1 3/4" X 11 7/8" (2.0E) LVL |
| WD8 4/2" X 12" SPR | WD15 3/1 3/4" X 11 7/8" (2.0E) LVL |
| WD9 5/2" X 12" SPR | 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 | L9 4" X 3-1/2" X 1/4" L | L14 5-7/8" X 3-1/2" X 1/2" L |
| L3 2/2" X 10" SPR | L10 4-7/8" X 3-1/2" X 5/16" L | L15 5-7/8" X 4" X 1/2" L |
| L5 2/2" X 12" SPR | L11 4-7/8" X 3-1/2" X 3/8" L | L16 7-1/8" X 4" X 3/8" L |
| L7 3-1/2" X 3-1/2" X 1/4" L | L12 5-7/8" X 3-1/2" X 5/16" L | L17 7-1/8" X 4" X 1/2" L |
| L8 4-7/8" X 3-1/2" X 1/4" L | L13 5-7/8" X 3-1/2" X 3/8" L | |

PLAN/ELEVATION LEGEND

- SMOKE ALARM (44)
- WATERPROOF DUPLEX OUTLET
- VENTS AND INTAKES
- HOSE BIB
- EXHAUST FAN (38)
- COLD CELLAR VENT (40)
- STOVE VENT
- FIRE PLACE VENT
- DRYER VENT
- CARBON MONOXIDE ALARM (CMA) (45)
- DOUBLE JOIST
- PRESSURE TREATED LUMBER
- GIRDER TRUSS
- ABOVE FINISHED FLOOR
- BEAM BY FLOOR MANUF (FL)
- FLUSH
- DROPPED
- REPEAT SAME JOIST SIZE UNDER SIDE
- FIXED GLAZING
- GLASS BLOCK
- BLACK GLASS
- FLOOR DRAIN (FD)
- SOLID BEARING (TO BE SAME WIDTH AS SUPPORTED MEMBER)
- POINT LOAD
- FLAT ARCH
- 2 STORY WALL
- EXT. LIGHT FIXTURE (WALL MOUNTED)
- HYDRO METER (H)
- GAS METER (G)

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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: *[Signature]*

SIGNATURE:

client
Tice River Homes

location
Ayr

project
Legacy

marketing name

#	revisions	date	dwn	chk	#	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					
5	RE-ISSUE FOR PERMIT	18-OCT-19	ES	ES					

RN design
Imagine • Inspire • Create



model
40-03

scale
3/16" = 1'0"

project #
17052

page

D3