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

ALL INSPECTIONS TO BE BOOKED VIA EMAIL AT

FRONT ELEVATION 'A'







The TOWNSHIP of_

Drawing List:

- Α0 TITLE SHEET
- A1 BASEMENT PLAN ELEV. 'A' & 'B'
- A2 GROUND FLOOR ELEV. 'A'
- **A3** SECOND FLOOR ELEV. 'A'
- A4 PARTIAL ALT. KITCHEN LAYOUT
- A5 GROUND FLOOR ELEV. 'B'
- SECOND FLOOR ELEV. 'B' A6
- A7 FRONT ELEVATION 'A' ROOF PLAN ELEV 'A'
- **A8** RIGHT SIDE ELEVATION 'A'
- Α9 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' NC | ELEVATION | ON 'B' |
|------------------------|-----------|--------|-----------|--------|
| | SF | SM | SF | SM |
| GROUND FLOOR | 1168.8 | 108.6 | 1168.8 | 108.6 |
| SECOND FLOOR | 1531.0 | 142.2 | 1526.6 | 141.8 |
| SECOND FLOOR OTB | (12.5) | (1.2) | (12.5) | (1.2) |
| TOTAL AREA | 2687.3 | 249.7 | 2682.9 | 249.2 |
| COVERAGE INC PORCH | 1616.1 | 150.1 | 1616.1 | 150.1 |
| COVERAGE NOT INC PORCH | 1554.3 | 144.4 | 1554.3 | 144.4 |

Tice River Homes Legacy

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

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.

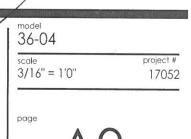
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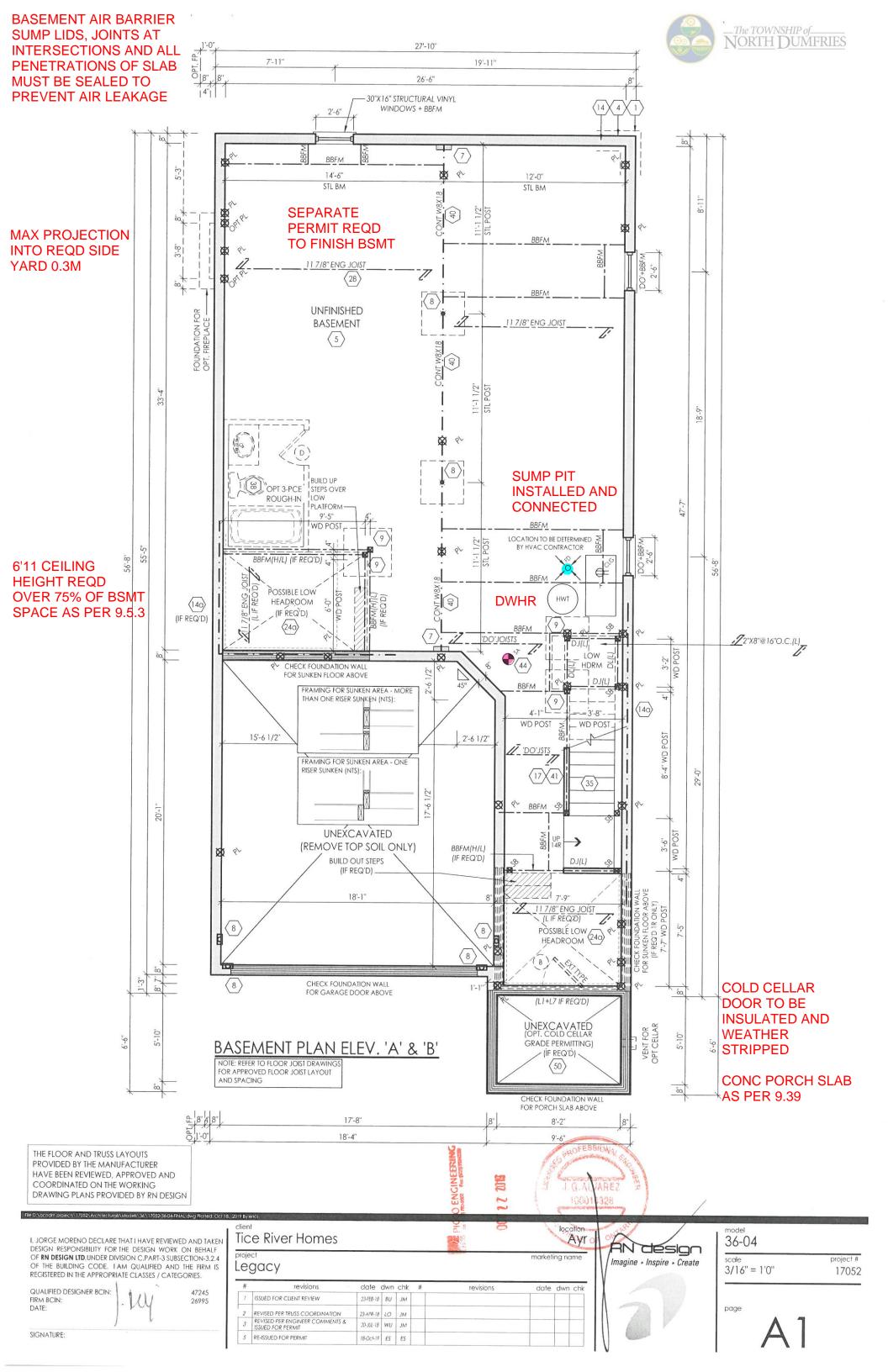
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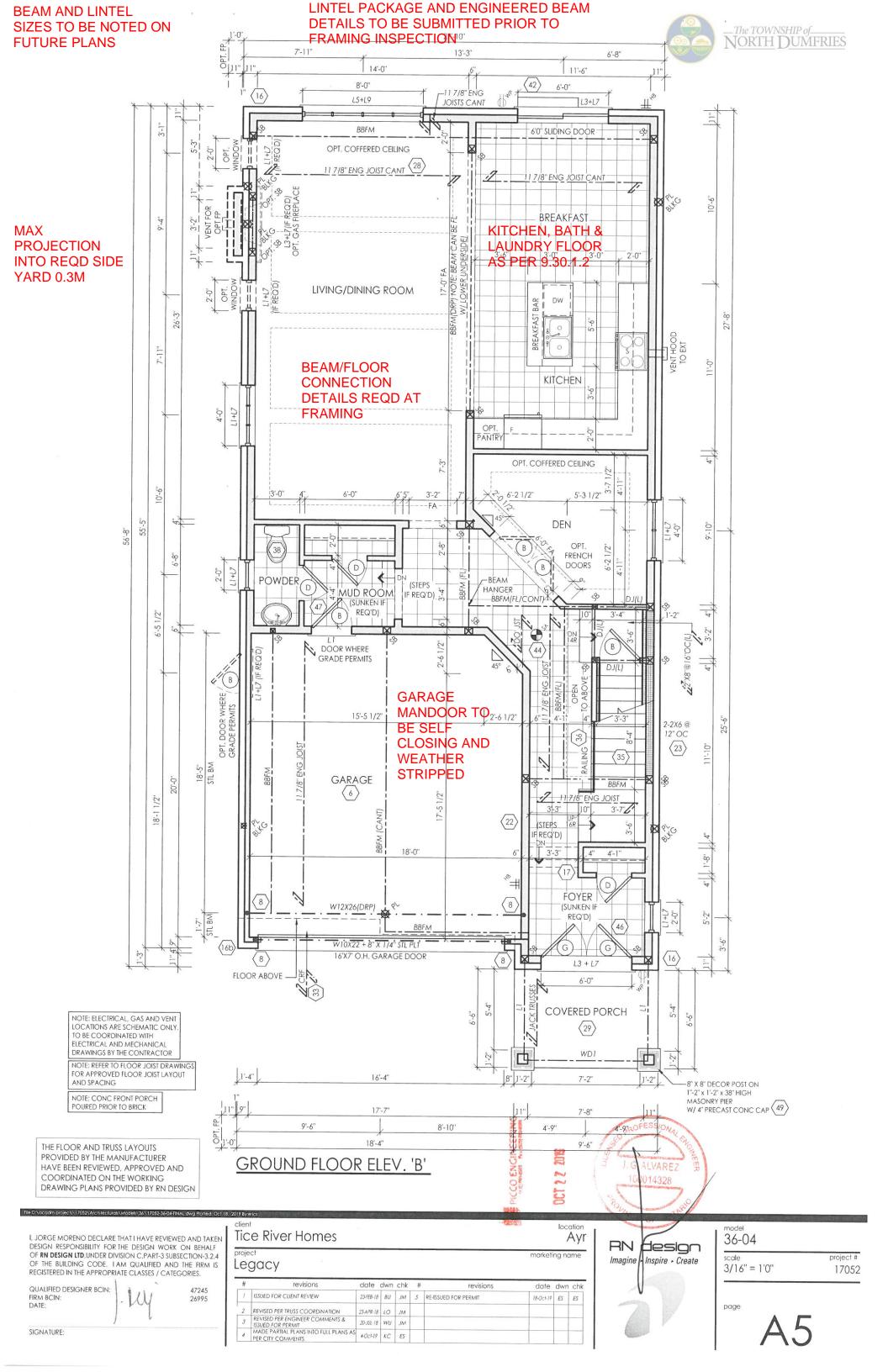
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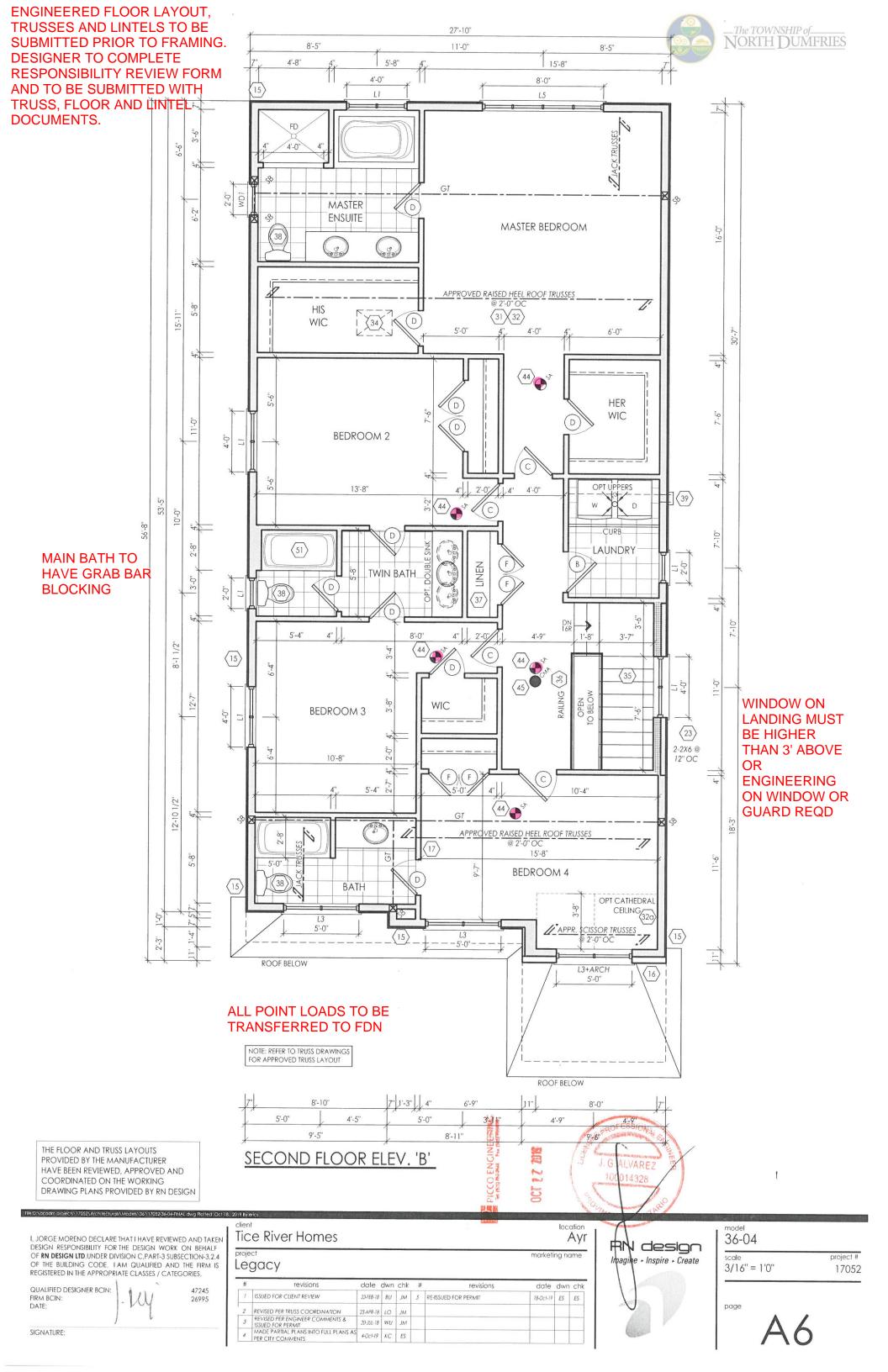
| Tic | ce River Homes | | | | | | | / | ٩yr |
|-------------|--|-----------|-----|-----|---|----------------------|-----------|--------|-----|
| proje Le | gacy | | | _ | | | marketi | ing no | me |
| # | revisions | date | dwn | chk | # | revisions | date | dwn | chk |
| J | ISSUED FOR CLIENT REVIEW | 23-FEB-18 | BU | JM | 5 | RE-ISSUED FOR PERMIT | 18-Oct-19 | ES | ES |
| 2 | REVISED PER TRUSS COORDINATION | 23-APR-18 | 10 | 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 | | | | | |



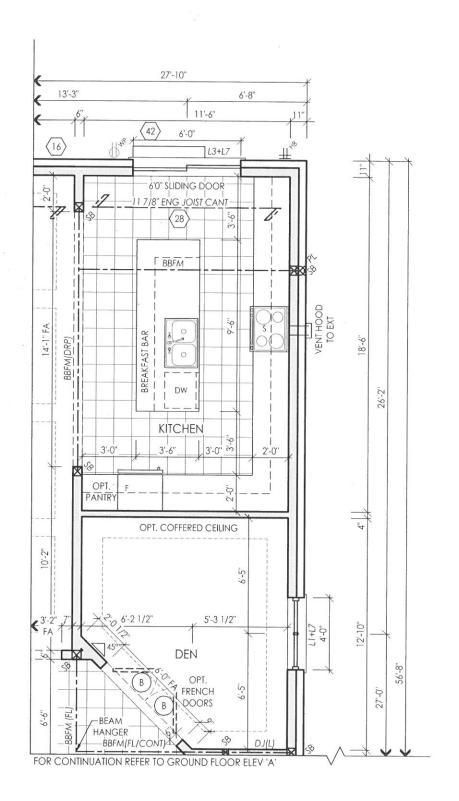












PARTIAL ALT. KITCHEN LAYOUT

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





location

marketing name

Ayr



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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QUALIFIED DESIGNER BCIN: FIRM BCIN: DATE:

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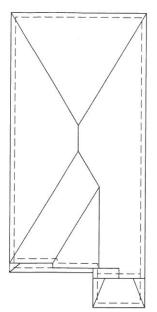
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Tice River Homes

| # | revisions | date | dwn | chk | # | revisions | date | dwn | chl |
|---|---|-----------|-----|-----|---|-----------|------|-----|-----|
| 1 | ISSUED FOR CLIENT REVIEW | 23-FEB-18 | BU | JM | | | | | |
| 2 | REVISED PER TRUSS COORDINATION | 23-APR-18 | 10 | JM | | | | | |
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| 5 | RE-ISSUED FOR PERMIT | 18-Oct-19 | ES | ES | | | | | |



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



NOTE: ALL CONVENTIONAL ROOF FRAMING TO CONFORM TO PART 9 OF THE OBC. ROOF RAFTERS THAT MEET OR CROSS OVER TRUSSES ARE TO BE 2"X4" SPF @ 24" OC WITH A 2"X4" SPF VERTICAL POST TO THE TRUSS UNDER, AT EACH CROSS POINT, POSTS LONGER THAN 6' TO BE LATERALLY BRACED SO THAT THE DISTANCE BETWEEN END POINTS & BETWEEN ROWS OF BRACING DOES NOT EXCEED 6'.

TRUSS DRAWINGS FOR APPROVED TRUSS LAYOUT

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

VINYL SHAKES SIDING

2"+ 6" VINYL HEADER

4" VINYL SILL (TYP)

W/6" SURROUND (TYP)

W/ METAL FLASHING BEHIND (TYP)

PRE-FINISHED ALUMINUM RWL AND GUTTER ON PRE-FINISHED FASCIA

W/ METAL FLASHING BEHIND (TYP) -

6" VINYL CORNER TRIM (TYP) -

U/S OF GARAGE

& PORCH SOFFIT

BRICK SOLDIER COURSE W/ BRICK ROWLOCK W/ CENTRE KEYSTONE

FACE BRICK (TYP)

OPT. FIREPLACE -

BAND (TYP) -

TOP OF BAND 4" PRECAST CONC

STONE VENEER (TYP) -

U/S OF FOOTING

STEPPED FOOTING (TYP)

 $\langle 3 \rangle$

1"X6" ALUMINUM DECOR FRIEZE BOARD (TYP)

VERTICAL VINYL BOARD AND BATTEN SIDING

BOARD AND VENTED SOFFIT (TYP)

TOTAL PERIPHERAL WALL AREA 3315.01 SF FRONT GLAZING AREA 82.18 SF 7.63 m² FRONT GLAZING AREA LEFT SIDE GLAZING AREA 77.66 SF 7.21 m² RIGHT SIDE GLAZING AREA 58.99 SF 5.48 m² REAR GLAZING AREA 135.44 SF 12.58 m² TOTAL GLAZING AREA

GROSS GLAZING AREA

12:12

TOTAL GLAZING PERCENTAGE

354.27 SF 32.91 m² 10.69 %

6:12

TOTAL GLAZING AREA TOTAL GLAZING PERCENTAGE

REAR GLAZING AREA

LEFT SIDE GLAZING AREA

RIGHT SIDE GLAZING AREA

TOTAL PERIPHERAL WALL AREA

372.93 SF

3315.01 SF

82.18 SF

96.32 SF

58.99 SF

135.44 SF

8.95 m²

5.48 m²

12.58 m²

24'-8"

0'-0"

GROSS GLAZING AREA - W/ OPT WIN

11.25 %

MID POINT OF ROOF

W/ CENTRE KEYSTONE

TOP OF PLATE

TOP OF BAND

W/ BRICK SOLDIER COURSE

SECOND FLOOR PAINTED MTL FLASHING

W/ CAULKING TO MATCH

TOP OF TRANSOM

TOP OF DOOR - 2-36"X82" EXTERIOR G

-8" X 8" DECOR POST ON

GROUND FLOOR

FIN. GRADE

- POURED CONC SILL

TOP OF SLAB

(29)

POURED CONC PORCH SLAB

POURED CONC FDTN WALLS ON CONC STRIP FOOTING (TYP)

W/ 4" PRECAST CONC CAP

1"-2" x 1'-2" x 38" HIGH MASONRY PIER

4" PRECAST CONC

BAND (TYP) 4" PRECAST CONC SILL (TYP)

TOP OF WINDOW

BLACK GLASS WITH STANDARD CLG. 60" DIA HALF ROUND WINDOW

-OPT. CATHEDRAL CEILING (7:12)

W/ SELF SUPPORTING PRECAST BRICK ARCH

34.65 m² PEAK HEIGHT OF ROOF

OCI 1 1 100

PAT BOOK SECTION STATEMENT

Ayr

36-04 scale 3/16" = 1

ES IM IM BU LO LO WU ES River project Tice

SIGN RESPOR

ALL STAIRS, LANDINGS.

HANDRAILS AND

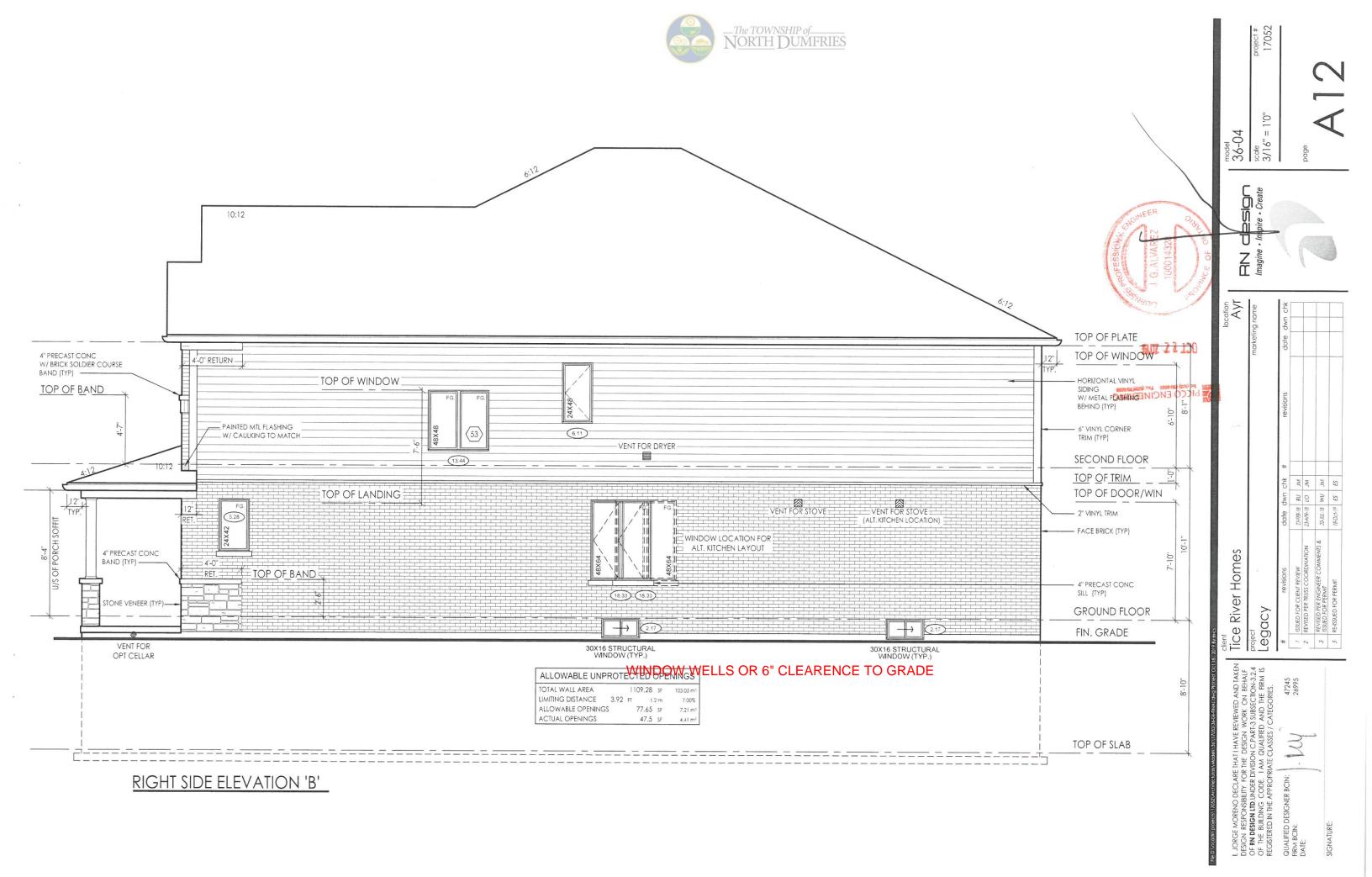
GUARDS AS PER 9.8

FRONT ELEVATION 'B'

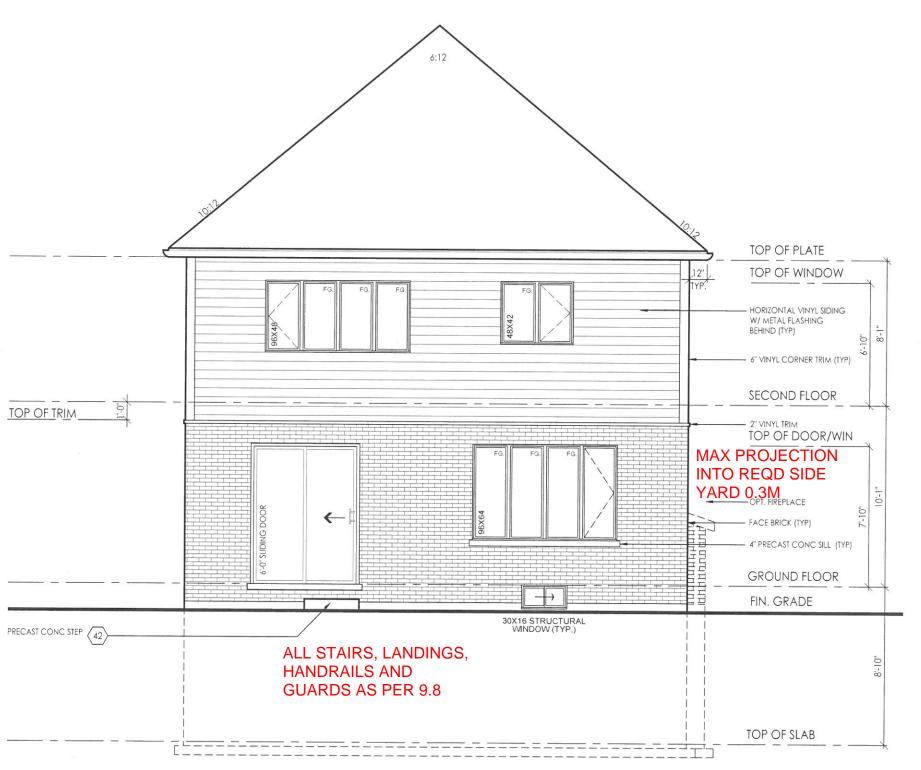
16'X7' O.H. GARAGE DOOR

ROOF PLAN ELEV 'B'

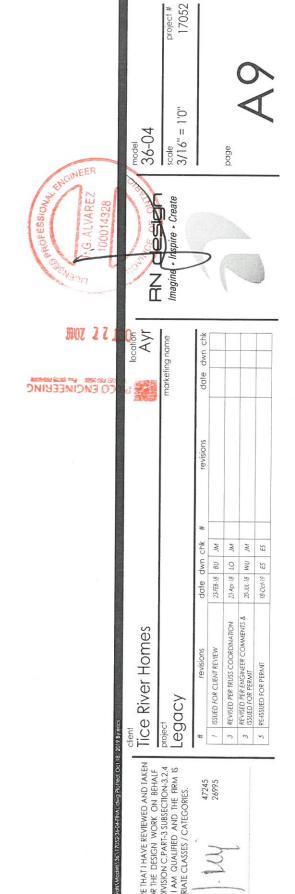
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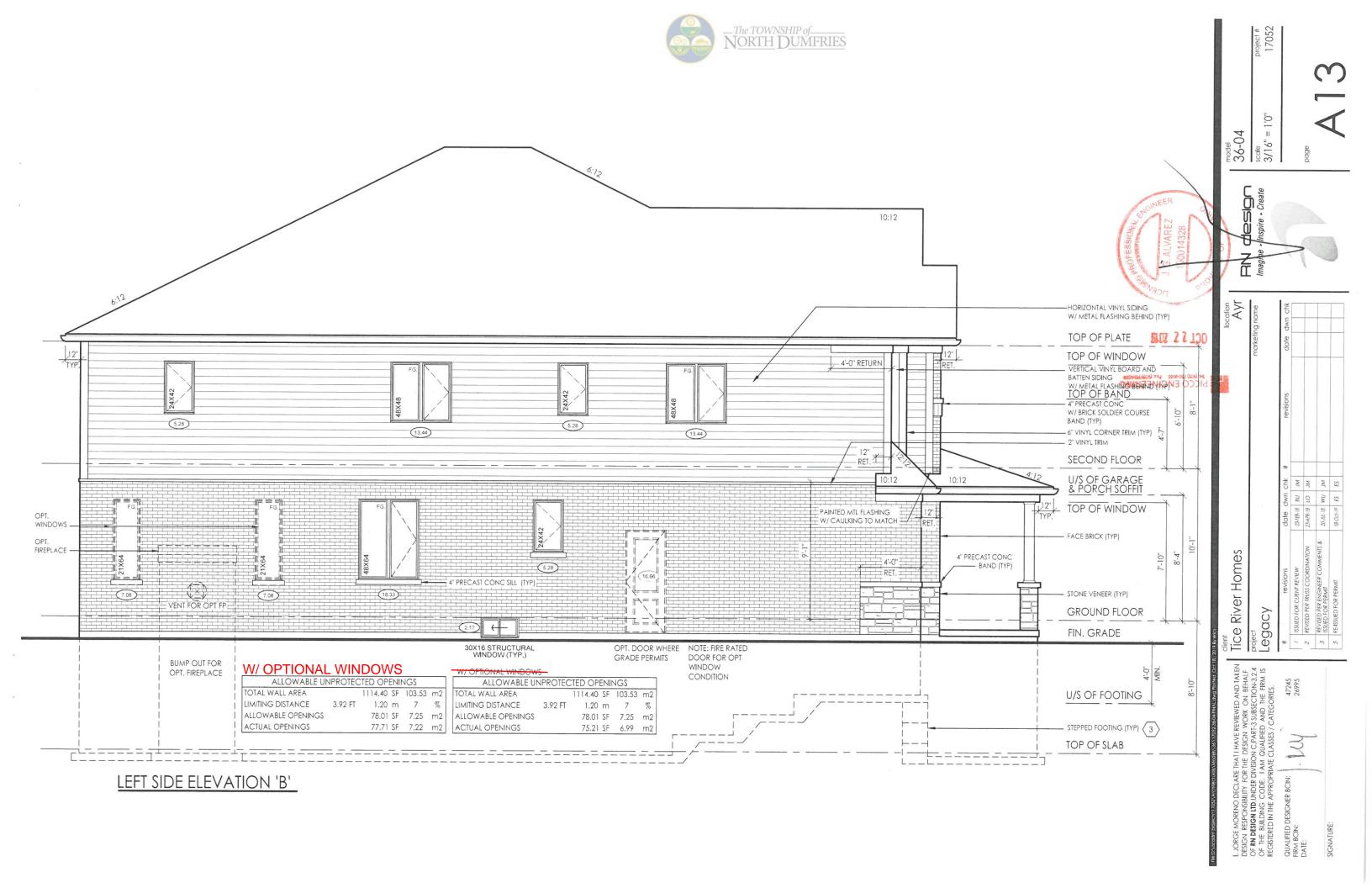






REAR ELEVATION 'A' & 'B'





(9) WOOD COLUMN:

9'-10" COL SPACING)

9'-10" COL SPACING)

WALL ASSEMBLIES:

UNDER O.B.C.- PART 4

REDUCTION OF THICKNESS:

9.13.2.

DAMPPROOFING & WATERPROOFING:

 $\langle 14_{O} \rangle$ FOUNDATION WALLS @ UNSUPPORTED OPENINGS:

15 FRAME WALL CONSTRUCTION:

MATERIALS

'X' GYPSUM BOARD.

MANUFACTURER'S SPECIFICATIONS).

15b FRAME WALL CONSTRUCTION @ GARAGE:

O.B.C. 9.23.

THE FOLLOWING MATERIALS:

MANUFACTURER'S SPECIFICATIONS).

14 FOUNDATION WALL:

OBC 9.17.4.1 , 9.17.4.2, & 9.17.4.3. ½" × 5 ½" (140mm x 140mm) SOLID WOOD COLUMN - OR

-WRAP COLUMN BASE W/ 6 MIL POLY -COLUMN TO SIT DIRECTLY ON CONC PAD (NOT ON CONC SLAB)

-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.

-25"x25"x12" (640mm x 640mm x 300mm) CONC PAD (1 FLOOR SUPPORTED W/

-34"x34"x14" (860mm x 860mm x 360mm) CONC PAD (2 FLOORS SUPPORTED W/

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.

-FOR CONDITIONS EXCEEDING THESE MAXIMUMS AN ALTERNATIVE IN CONFORMANCE TO O.B.C.- T.9.15.4.2.A SHALL BE USED OR IT SHALL BE DESIGNED

-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.

O.B.C. 9.15.4.7. -WHERE THE TOP OF THE FOUNDATION WALL IS REDUCED IN THICKNESS TO

ALLOW MASONRY FACING, THE MIN. REDUCED THICKNESS SHALL NOT BE LESS THAN 3-1/2" (90mm) THICK.

-TIE TO FACING MATERIAL WITH METAL TIES SPACED MAX. @ 7 7/8" (200mm)

-WHERE WALL IS REDUCED FOR JOISTS, THE REDUCED THICKNESS SHALL BE MAX. 13-3/4" (350mm) HIGH & MIN. 3-1/2" (90mm) THICK

-DAMPPROOF THE EXTERIOR FACE OF WALL BELOW GRADE AS PER O.B.C.

-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.(2) (3) (4)

-FINISHED BASEMENTS SHALL HAVE INTERIOR DAMPPROOFING EXTENDING

FROM SLAB TO GRADE LEVEL & SHALL CONFORM TO O.B.C. 9, 13,2.6.(2)(b)
-WHERE HYDROSTATIC PRESSURE OCCURS, FDN. WALLS SHALL BE

WATERPROOFED AS PER O.B.C. 9.13.3.
-WALLS THAT ARE WATERPROOFED DO NOT REQUIRE DAMPPROOFING.

-2-20M BARS IN TOP PORTION OF WALL (UP TO 8'-0" OPENING)

BARS TO HAVE MIN. 2" (50mm) CONCRETE COVER

-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 TO EXTEND 2'-0" (600mm) BEYOND BOTH SIDES OF OPENING.

-1/2" (12.7mm) GYPSUM BOARD NOTE - SUPPORT FOR 3 FLOORS ABOVE - O.B.C., T.9.23.10.1. =

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

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-COMBUSTABLE SIDING OR STUCCO AS PER ELEVATIONS (REFER TO

-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.

NOTE - SUPPORT FOR 2 + 3 FLOORS ABOVE - O.B.C. T.9.23.10.1. = -FOR 2 FLOORS SUPPORTED ABOVE, 2" X 4" (38mmX 89mm) STUDS ARE REQUIRED TO BE SPACED @ 12" (300mm) O.C. -FOR 3 FLOORS SUPPORTED ABOVE, 2" X 6" (38mmX 140mm) STUDS ARE REQUIRED TO BE SPACED @ 12" (300mm) O.C.

FOR 45 MINUTE FIRE RATED WALL REQUIREMENTS SUBSTITUTE AND/OR ADD

THE POLLOWING 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 4'-0" LIMITING DISTANCE):

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-COMBUSTABLE SIDING OR STUCCO AS PER ELEVATIONS (REFER TO

-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.

11

-2" X 4" (38mmX 89mm) WOOD STUDS @ 16" (400mm) O.C. -1/2" (12.7mm) GYPSUM BOARD

REPLACE R22 (RSI 3.87) INSULATION WITH R22 (RSI 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

-BARS STACKED VERTICALLY AT INTERIOR FACE APPROX 4" TO 6" APART.

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. 9.23.16. -2" X 6" (38mm X 140mm) WOOD STUDS @ 16" (400mm) O.C. -MIN. R22 (RSI 3.87) INSULATION (ZONE 1. OBC SB-12 T.3.1.1.2.A.)

-CONTINUOUS AIR/VAPOUR BARRIER IN CONFORMANCE W/ O.B.C. 9.25.3. & 9.25.4.

-WALL SHALL EXTEND A MIN. 5 7/8" (150mm) ABOVE GRADE

VERTICALLY O.C. & 2-11" (900mm) HORIZONTALLY. -FILL SPACE BETWEEN WALL AND FACING SOLID W/ MORTAR

(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

-SHALL REST ON UNDISTURBED SOIL, ROCK OR COMPACTED GRANULAR FILL W/ MIN. 10.9psi (75kPa) BEARING CAPACITY

-FTG. TO HAVE CONTINUOUS KEY

-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)

-FTG. TO EXTEND MIN. 4'-0" (1200mm) BELOW GRADE (330mm X 100mm)

-1 STOREY - 13" X 4" -2 STOREY - 19" X 6" (485mm X 155mm -3 STOREY - 26" X 9" (660mm X 230mm)

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

(460mm X 130mm) TYPICAL STRIP FOOTING: (INTERIOR BEARING WALLS)

O.B.C. 9.15.3.6 - I STOREY MASONRY (410mm X 100mm) - 12" X 4" -1 STOREY STUD (305mm X 100mm)

- 26" X 9" - 18" X 5" -2 STOREY MASONRY (650mmX 230mm) -2 STOREY STUD (450mm X 130mm) -3 STOREY MASONRY - 36" X 14" (900mm X 360mm -3 STOREY STUD - 24" X 8" (600mm X 200mm)

 $\langle 3 \rangle$ STEP FOOTING:

O.B.C. 9.15.3.9.

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

DRAINAGE TILE OR PIPE:

O.B.C. 9.14.3. -4" (100mm) MIN. DIA. LAID ON UNDISTURBED OR WELL COMPACTED SOIL W/TOP OF TILE OR PIPE TO BE BELOW BOTTOM OF FLR. SLAB.
-COVER TOP & SIDES OF TILE OR PIPE W/ 5 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.

-DAMPPROOF BELOW SLAB W/ MIN. 0.006" (0.15mm) POLYETHYLENE OR TYPE 'S' ROLL ROOFING W/ 4" (100mm) LAPPED JOINTS.
-DAMPPROOFING MAY BE OMITTED IF CONCRETE HAS MIN. 3600psi(25MPa)

COMPRESSIVE STRENGTH AFTER 28 DAYS
-4" (100mm) OF COURSE GRANULAR MATERIAL
-PROVIDE BOND BREAKING MATERIAL BETWEEN SLAB & FTG.

-WHERE SLAB IS REQUIRED TO BE WATERPROOFED IT SHALL CONFORM TO O.B.C. 9.13.3.

-FLOOR DRAIN PER O.B.C.9.31.4.4.

-R10 (RS1 1.76) INSULATION AT PERIMETER OF SLAB WHERE GRADE IS WITHIN 23-1/2" (600mm) OF BASEMENT SLAB EDGE. INSULATION TO EXTEND TO NOT LESS THAN 23-1/2" (600mm) BELOW EXTERIOR GRADE LEVEL (OBC SB-12

- 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:

-3" (75mm) CONCRETE SLAB - O.B.C. 9.16.4.3. -2200psi (15MPa) AFTER 28 DAYS - O.B.C. 9.16.4.5.

-DAMPPROOF BELOW SLAB W/ MIN. 0.006" (0.15mm) POLYETHYLENE OR TYPE 'S' ROLL ROOFING W/ 4" (100mm) LAPPED JOINTS.
-DAMPPROOFING MAY BE OMITTED IF CONCRETE HAS MIN. 3600psi(25MPa)

COMPRESSIVE STRENGTH AFTER 28 DAYS
-R10 (RSI 1.76) INSULATION UNDER ENTIRE SLAB WHERE THE ENTIRE SLAB IS

WITHIN 23-1/2" (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

-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)

6 GARAGE SLAB / EXTERIOR SLAB:

-4"(100mm) CONCRETE SLAB -4650psi (32MPa) COMPRESSIVE STRENGTH AFTER 28 DAYS FOR UNREINFORCED CONC. & W/ 5-8% AIR ENTRAINMENT - O.B.C. 9.3.1.6 -6" X 6" (W2.9 X W 2.9) WIRE MESH LOCATED NEAR MID-DEPTH OF SLAB -4" (100mm) OF COURSE GRANULAR MATERIAL -ANY FILL PLACED UNDER SLAB , OTHER THAN COURSE CLEAN GRANULAR MATERIAL, SHALL BE COMPACTED.

 $\langle 7 \rangle$ PILASTERS:

O.B.C. 9.15.5.3.

<u>PILASTER</u> -CONCRETE NIB - 4" X 12" (100mm X 300mm)

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

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

STRUCTURAL COLUMNS

SIZES BASED ON COLUMN SUPPORTING BEAMS CARRYING LOADS FROM NOT MORE THAN 2 WOOD FRAME FLOORS, WHERE THE LENGTHS OF JOISTS CARRIED BY SUCH BEAMS DO NOT EXCEED 16'-1" (4.9m) AND THE LIVE LOAD ON ANY FLOOR DOES NOT EXCEED 50psf (2.4kPa).

8 STEEL PIPE COLUMN:

ORC 91534 8 9 173 -FIXED COLUMN

-MIN. 3 1/2" (90mm) DIA, W/ 3/16" (4 76mm) WALL THICKNESS -FOR SIEEL BEAMS, CLIPS @ TOP & MIN. 6" X 4" X 1/4" (152mmX 100mmx 6.35mm) SIEEL BTM. PLATE

-FOR WOOD BEAMS, MIN. 4"X4"X1/4" (100mmx 100mm x 6.35mm) STEEL TOP & BTM. PLATES, OR TOP PLATE TO EXTEND MIN. WIDTH OF BEAM -ADJUSTABLE COLUMNS TO CONFORM TO CAN//CGSB-7.2-M WHERE IMPOSED LOAD DOES NOT EXCEED 36 KN (O.B.C. 9.17.3.4.) COL. SPACING: FTG SIZE:

2 STOREY

-MAX. 9'-10" (2997mm) - 34" X 34" X 16" - (860mmX 860mmX 400mm)

-MAX. 16'-0" (4880mm) 3 STOREY

44" X 44" X 21 - (1120mmX 1120mmX 530mm)

-MAX. 9'-10" (2997mm)

40" X 40" X 19

51" X 51" X 24"

-MAX. 16'-0" (4880mm)

- (1010mmX 1010mmX 480mm)

- (1295mmX 1295mmX 610mm)

-WHERE COL. SITS ON FDN. WALL, USE 4" X 8" X 5/8" (100mmX 200mmX

16mm) STEEL PLATE WITH 2-5/8" (16mm) ANCHOR BOLTS

♦ CLIENT SPECIFIC REVISIONS

BC. AMMENDMENT O. REG. 139/17 JAN 1, 2018 bt\36\17052:36-04-final dwg Plotted: Oct 18, 2019 By:erics ONTARIO REGULATION 332/12 OBC

Tice River Homes

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: FIRM BCIN DATE:

SIGNATURE:



47245 26995

ISSUED FOR CLIENT REVIEW REVISED PER TRUSS COORDINATION

project

Legacy

date dwn chk revisions date dwn chk 23-FEB-18 BU JM 23-APR-18 LO JM REVISED PER ENGINEER COMMENTS & ISSUED FOR PERMIT 20-JUL-18 WU JM 18-Oct-19 ES ES 5 RE-ISSUED FOR PERMIT



BRICK VENEER CONSTRUCTION:

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

-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

PROVIDE WEEP HOLES @ 2'-7" (800mm)O.C. @ BTM. COURSE & OVER

-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.

9,23.16 -2" X 6" (38mmX 140mm) WOOD STUDS @ 16" (400mm) O.C. -MIN. R22 (RSI 3.87) INSULATION (ZONE 1. OBC SB-12 T.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. T.9.23.10.1. = -FOR 3 FLOORS SUPPORTED ABOVE, 2" X 6" (38mmX 140mm) STUDS ARE REQUIRED TO BE SPACED @ 12" (300mm) O.C.

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

O.B.C. 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 (RSI 3.87) INSULATION WITH R22 (RSI 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.

-WALL STALLE ARIEND A WINN. 37/8 (130/1111) ABOVE GRADE UNDERSIDE OF -INSULATE W/ R20 (RSI 3.52) CONTINUOUS INSULATION FROM UNDERSIDE OF SUBFLOOR TO NOT MORE THAN 8" (200mm) ABOVE FINISHED FLOOR OF BASEMENT (ZONE 1 OBC SB-12 T.3.1.1.2.4.)

- ALTERNATE INSULATION METHOD: 2" (51mm) R10 (RSI 1.76)RIGID INSULATION W/ 2"X4"(38mm X 89mm) WOOD STUD W/ R12 (RSI 2.11) BATT INSULATION
-BACK FILL W/ NON-FROST SUSCEPTIBLE SOIL (16b) BRICK VENEER CONSTRUCTION @ GARAGE:

O.B.C. 9.23

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

-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

-PROVIDE WEEP HOLES @ 2'-7" (800mm)O.C. @ BTM. COURSE & OVER -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 (2011) IN STACE -WALL SHEATHING MEMBRANE AS PER O.B.C. 9.27.3.2. -1/4" (6mm) PLYWOOD (EXTERIOR TYPE) OR EQUIVALENT AS PER O.B.C.

9.23.16 -2" X 4" (38mmX 89mm) WOOD STUDS @ 16" (400mm) O.C.

-1/2" (12.7mm) GYPSUM BOARD NOTE - SUPPORT FOR 2 + 3 FLOORS ABOVE - O.B.C. T.9.23.10.1. = -FOR 2 FLOORS SUPPORTED ABOVE. 2" X 4" (38mmX 89mm) STUDS ARE REQUIRED TO BE SPACED @ 12" (300mm) O.C. -FOR 3 FLOORS SUPPORTED ABOVE. 2" X 6" (38mmX 140mm) STUDS ARE

REQUIRED TO BE SPACED @ 12" (300mm) O.C. REQ. FOR FIRE RATING (LESS THAN 4'-0" LIMITING DISTANCE):

O.B.C. SB-3 WALL = EW16 (STC = N/A, FIRE = 45 MIN) FOR 45 MINUTE FIRE RATED WALL REQUIREMENTS SUBSTITUTE AND/OR ADD THE FOLLOWING MATERIALS

-ADD R15 (RSI 2.64) ABSORPTIVE MATERIAL WITH A MASS OF AT LEAST 2.8 kg/ REPLACE 1/2"(12.7mm) GYPSUM BD. W/ 1/2" (12.7mm) TYPE "X" GYPSUM BD.

17 INTERIOR STUD WALLS:

O.B.C. T.9.23.10.1. -2" X 4" (38mmX 89mm) WOOD STUDS @ 16" (400mm) O.C. OR -2" X 6" (38mmX 140mm) WOOD STUDS @ 16" (400mm) O.C. W/ - DOUBLE 2" X 4" OR 2" X 6" TOP PLATES AND SINGLE BOTTOM PLATE -1/2" (12.7mm) GYPSUM BOARD BOTH SIDES.

BEARING STUD WALL (BASEMENT):

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

-1/2" (12.7mm) GYPSUM BOARD BOTH SIDES. -1/2" (12.7mm) DIA. ANCHOR BOLTS @ 7'-10" (2400mm) O.C.

-FOR 3 FLOORS SUPPORTED ABOVE, 2" X 6" (38mmX 140mm) STUDS ARE REQUIRED TO BE SPACED @ 12" (300mm) O.C. -FOOTING AS PER GENERAL NOTE #2 W/ 4" CONC. CURB 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,

-R31 (RSI 5.41) INSULATION IN CEILINGS W/ FLOOR ABOVE -CONTINUOUS AIR/VAPOUR BARRIER IN CONFORMANCE W/ O.B.C.-9.25.3. & 9.25.4.. FOR FLOOR ABOVE. -INSULATION AROUND DUCTS AND PIPING NOT TO ENCROACH MIN. REQUIRED GARAGE AREA (REFER TO MUNICIPAL STANDARDS).

-1/2" (12.7mm) GYPSUM BOARD

-ROOF FRAMING MEMBERS ARE FASTENED TO TOP PLATES WITH 4 - 3 1/4" (82mm) TOE NAILS -BOTTOM PLATES ARE FASTENED TO FLOOR JOISTS, BLOCKING OR RIM JOIST WITH 3 1/4" (82mm) NAILS AT 7 7/8" (200mm) O.C.

-VINYL SIDING IS PERMITTED PER O.B.C. 9.10.15.5.(3). OVER 1/2" (12.7mm) GYPSUM EXTERIOR SHEATHING WHICH REPLACES EXTERIOR PLYWOOD OR EQUIV. 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" (38mmX 140mm) WOOD STUDS @ 16" (400mm) O.C. -R22 (RSI 3.87) INSULATION -1/2" (12.7mm) GYPSUM BOARD OR 1/4" (6mm) PLYWOOD SHEATHING ON ATTIC SIDE.

-ATTIC ACCESS TO BE PROVIDED AS PER O.B.C. 9.19.2.1.

23 DOUBLE VOLUME WALLS:

O.B.C. 9.23.10.1. -3/8" (9.5mm) PLYWOOD, OSB OR WATERBOARD SHEATHING -STUDS FASTENED AT TOP & BOTTOM WITH 3/3-1/4" (82mm) TOE NAILS

-DOUBLE TOP PLATES FASTENED TOGETHER WITH 3" (76mm) A 7 7/8" (200mm) O.C. -SOLID BRIDGING AT 3'-11" (1200mm) O.C.
-MIN. R22 (RSI 3.87) INSULATION (ZONE 1 OBC SB-12 T.3.1.1.2.A.)
-CONTINUOUS AIR/VAPOUR BARRIER IN CONFORMANCE WITH O.B.C

 $\langle 24 \rangle$ EXPOSED FLOOR:

-FLOOR AS PER NOTE # 28 -CONTINUOUS AIR/VAPOUR BARRIER IN CONFORMANCE W/ O.B.C.- 9.25.3. & 9.25.4. -R31 (RSL5.46) INSULATION VENTED ALUMINUM SOFFIT

location

marketing name

Ayr

240 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
WALLSTEAD OF USING BEARING POSTS. FLOOR STRUCTURE AS PER NOTE # 28

J. G. ALVA

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



36-04 scale 3/16" = 1'0"

project # 17052 page

O.B.C. 9.20.8.2. -3 1/2" MASONRY VENEER ON 2" MORTAR JOINT ON 3 1/2" MASONRY VENEER

-WYTHES TO BE TIED W/ METAL TIES INSTALLED AS PER O.B.C. 9.20.9.4. SILL PLATE REQUIRED FOR ROOF AND CEILING FRAMING MEMBERS -6" SILL W/ 2" BEARING ON EACH SIDE & ANCHOR BOLTS @ 4"-0" O.C. NOTE: MASONRY TO BE SOLID & MORTAR JOINT FILLED SOLID FOR FLOOR JOISTS BEARING ON WYTHES. FLOOR JOISTS ARE NOT TO PROJECT INTO CAVITY

250 CORBEL MASONRY VENEER:

-MASONRY VENEER TO BE CORBELLED AS PER O.B.C. 9.20.12.3.(1)

FLOOR ASSEMBLIES:

$\langle 26 \rangle$ SILL PLATE:

-2" X 4" (38mm X 89mm) PLATE -1/2" (12.7mm) DIA. ANCHOR BOLTS @ 7'-10" (2400mm) O.C. FASTENED TO PLATE W/ NUTS AND WASHERS & SHALL BE EMBEDDED NOT LESS THAN 4' (100mm) INTO FOUNDATION WALL.

-SILL PLATE TO BE CAULKED. OR PLACED ON A LAYER NOT LESS THAN 1" (25mm) THICK BEFORE COMPRESSING, OR FOAM GASKET, OR PLACED ON FULL BED OF MORTAR.

BRIDGING & STRAPPING:

O.B.C. 9.23.9.4. a) STRAPPING

X 3" (19mmX 64mm) NAILED TO U/S OF JOISTS @ MAX. 6'-11" (2100mm) O.C.

-FASTENED TO SILL OR HEADER @ ENDS

-1" X 3" (19mmX 64mm) OR 2" X 2" (38mmX 38mm) CROSS BRIDGING @ MAX.

- a) & b) USED TOGETHER OR

-1 1/2" (238mm) SOLID BLOCKING @ MAX. 6-11" (2100mm) O.C. USED WITH STRAPPING (a)

d) FURRING OR PANEL TYPE CEILING -STRAPPING NOT REQUIRED IF FURRING STRIPS OR PANEL TYPE CEILING FINISH IS ATTACHED DIRECTLY TO JOISTS.

28 FLOOR ASSEMBLY:

O.B.C. 9.23.14.3, 9.23.14.4 -5/8" (15.9mm) WAFERBOARD (R-1 GRADE) OR EQUIVALENT -FLOOR JOISTS AS PER FLOOR PLANS

29 PORCH SLAB:

O.B.C. 9.39.1.4.

-4 7/8" (125mm) 4650 psi (32 MPa) CONC. SLAB WITH 5 TO 8% AIR ENTRAINMENT -4 7/8" (125mm) 4650 psi (32 MPa) CONC. SLAB WITH 5 TO 8% AIR ENTRAINMENT -REINFORCE WITH 10M BARS @ 7 7/8" (200mm) EACH WAY -1 1/4" (30mm) CLEAR COVER FROM THE BOTTOM OF THE SLAB -3" (75mm) END BEARING ON FOUNDATION WALL -23 5/8" (600mm) X 23 5/8" (600mm) 10M DOWELS @ 23 5/8" (600mm) O.C.

-IF A COLD CELLAR IS LOCATED BELOW THE SLAB, SUPPORT ON FOUNDATION WALLS NOT TO EXCEED 8'-2"

$\langle 30 \rangle$ EXTERIOR BALCONY ASSEMBLY:

-1 1/4" X 3 1/2" PRESSURE TREATED DECKING W/ 1/4" SPACING
-2"X4" WOOD PURLINS (CUT DIAGONALLY) @ 12" O.C. LAYING UNFASTENED
ON SINGLE PLY WATERPROOF ROOF MEMBRANE OR EQUIVALENT ON 5/8"
(15.9mm) EXTERIOR GRADE PLYWOOD SHEATHING ON 2"X4" WOOD PURLINS (CUT DIAGONALLY) @ 12" O.C. DIRECTLY ON 2"X8" ROOF JOISTS @ 12" O.C (OR AS NOTED ON PLAN)
- EXTERIOR GUARD AS PER #36a

- SLOPE ASSEMBLY MINIMUM 2% TO ROOF SCUPPER REQUIRED FOR OVER HEATED SPACES:

-ADD 2"x2" (38mm x 38mm) CROSS PURLINS @ 16" (400mm) O.C. FOR VENTILATION OVER JOISTS (OBC 9.19.1.2. VENTING NOT LESS THAN 1/150 OF

-ADD R31 (RSI 5.46) INSULATION BETWEEN JOISTS -ADD CONTINUOUS AIR/VAPOUR BARRIER IN CONFORMANCE W/ O.B.C. 9.25.3.

& 7.23-4. -ADD 1/2" (12.7mm) GYPSUM BOARD W/ PAINTED CEILING OR -ADD 5/8" (15.9mm) GYPSUM BOARD W/ TEXTURED CEILING (O.B.C.-T.9.29.5.3.)

300 EXTERIOR FLAT ROOF ASSEMBLY:

-SINGLE PLY WATERPROOF ROOF MEMBRANE OR EQUIVALENT INSTALLED PER MANUFACTURER'S SPECIFICATIONS. -1/4" EXTERIOR GRADE WOOD PANEL TYPE UNDERLAY TAPERED PURLINS SLOPED MIN. 2% TO ROOF SCUPPER.
-3/8" EXTERIOR GRADE PLYWOOD SHEATHING ON
-2"X8" ROOF JOISTS @ 12" O.C. (OR AS NOTED ON PLAN)

REQUIRED FOR OVER HEATED SPACES:

-ADD 2"x2" (38mm x 38mm) CROSS PURLINS @ 16" (400mm) O.C. FOR VENTILATION OVER JOISTS (OBC 9.19.1.2. VENTING NOT LESS THAN 1/150 OF CEILING AREA)
-ADD R31 (RSI 5.46) INSULATION BETWEEN JOISTS

-ADD CONTINUOUS AIR/VAPOUR BARRIER IN CONFORMANCE W/ O.B.C. 9.25.3.

ADD 1/2" (12.7mm) GYPSUM BOARD W/ PAINTED CEILING OR

-ADD 5/8" (15.9mm) GYPSUM BOARD W/ TEXTURED CEILING (O.B.C. T.9.29.5.3.)

ROOF ASSEMBLIES

31 TYPICAL ROOF:

O.B.C. 9.26. -NO. 210 (30. 5KG/m2) ASPHALT SHINGLES

FOR ROOFS BETWEEN 4:12 & 8:12 PITCH PROVIDE EAVES PROTECTION TO EXTEND UP THE ROOF SLOPE MIN. 2-11" (900mm) FROM EDGE TO A LINE NOT LESS THAN 12" (300mm) PAST THE INSIDE FACE OF EXTERIOR WALL.

-EAVES PROTECTION LAID BENEATH STARTER STRIP.

-EAVE PROTECTION NOT REQUIRED OVER UNHEATED SPACES.

-STARTER STRIP AS PER O.B.C. 9.26.7.2. -STARTER STRIP NOT REQUIRED AS PER O.B.C. 9.26.7.2.(3)

-3/8" (10mm) PLYWOOD SHEATHING OR OSB (0-2 GRADE) WITH "H" CLIPS -APPROVED WOOD TRUSSES @ 24" (600mm) O.C. (REFER TO MANUFACTURER'S

-TRUSS BRACING AS PER TRUSS MANUFACTURER -EAVESTROUGH ON PREFINISHED FASCIA AND VENTED SOFFIT (VINYL OR

ALUMINUM)

-ATTIC VENTILATION 1:300 OF INSULATED CEILING AREA WITH, 50% AT SOFFIT. (32) CEILING:

-CONTINUOUS AIR/VAPOUR BARRIER IN CONFORMANCE W/ O.B.C. 9.25.3

8. 9.25.4.-1/2" (12.7mm) GYPSUM BOARD W/ PAINTED CEILING OR -5/8" (15.9mm) GYPSUM BOARD W/ TEXTURED CEILING (O.B.C. T.9.29.5.3.)

320 VAULTED OR CATHEDRAL CEILING:

O.B.C. 9.26, & TABLE A4

-NO. 210 (30. 5KG/m2) ASPHALT SHINGLES -FOR ROOFS BETWEEN 4:12 & 8:12 PITCH PROVIDE EAVES PROTECTION TO EXTEND UP THE ROOF SLOPE MIN. 2-11" (900mm) FROM EDGE TO A LINE NOT LESS THAN 12" (300mm) PAST THE INSIDE FACE OF EXTERIOR WALL.
-EAVES PROTECTION LAID BENEATH STARTER STRIP.

-EAVE PROTECTION NOT REQUIRED OVER UNHEATED SPACES OR WHERE ROOF SLOPES ARE 8:12 OR GREATER PER O.B.C. 9.26.5.1. -STARTER STRIP AS PER O.B.C. 9.26.7.2.

-STARTER STRIP NOT REQUIRED AS PER O.B.C. 9.26.7.2.(3)
-3/8" (10mm) PLYWOOD SHEATHING OR OSB (0-2 GRADE) WITH "H" CLIPS.

-2'x8" (38mm x 184mm) @ 16" O.C. W/ 2'x2" (38mm x 38mm) CROSS PURLINS @ 24" O.C. MAX. SPAN 13'-3" (4050mm) OR -2"x10" (38mm x 235mm) @ 16" O.C. W/ 2"x2" (38mm x 38mm) CROSS PURLINS @ 24" O.C. MAX. SPAN 17"-0" (5180mm)

-R31 (RSI 5.46) INSULATION

-MIN. 3" CLEARANCE FROM U/S OF ROOF SHEATHING TO INSULATION -CONTINUOUS AIR/VAPOUR BARRIER IN CONFORMANCE WITH O.B.C. 9.25.3, & 9.25.4.

-1/2" (12.7mm) GYPSUM BOARD

♦ CLIENT SPECIFIC REVISIONS

(33) CONVENTIONAL FRAMING:

-2" X 6" (38mm X 140mm) RAFTERS @ 16" (400mm) O.C. MAX. SPAN 12'-9"

ISSUED FOR CLIENT REVIEW 23-FEB-18 BU JM 23-APR-18 LO JM REVISED PER ENGINEER COMMENTS & ISSUED FOR PERMIT 20-JUL-18 WU JM RE-ISSUED FOR PERMIT 18-Oct-19 ES ES

O.B.C. TABLE A6 OR A7

-2"X4" (38mm X 89mm) COLLAR TIES AT MIDSPANS -CEILING JOISTS TO BE 2" X 6" (38mmX 140mm) @ 16" (400mm) O.C. UNLESS OTHERWISE NOTED.

-HIP & VALLEY RAFTERS TO BE MIN. 2" (50mm) LARGER THAN COMMON RAFTERS & MIN. 1 1/2" (38mm) THICK.

(34) ATTIC ACCESS HATCH:

OBC 9.19.2.1. & SB-12 3.1.1.8.(1)
-19 3/4" X 27 1/2" (500mm X 700mm) ATTIC HATCH WITH
WEATHERSTRIPPING & BACKED W/ R20 (RSI 3.52) INSULATION.

GENERAL:

35 PRIVATE STAIRS:

O.B.C. 9.8.4. = 7-7/8 (200mm) = 8-1/4" = 9-1/4" (210mm) (235mm) -MIN. RUN -MIN. TREAD -MAX. NOSING (25mm) -MIN. HEADROOM -MIN. WIDTH 2'-10" (860mm) (BETWEEN WALL FACES)

-MIN. WIDTH = 2'-11" (9 (EXIT STAIRS, BETWEEN GUARDS)

ANGLED TREADS: -MIN. RUN

-MIN. AVG. RUN = 7.7/8" (200mm) -FINISHED RAILING ON WOOD PICKETS MAX. 4" BETWEEN PICKETS -EXTERIOR CONC. STEPS TO HAVE MIN. 9.1/4" (235mm) TREAD & MAX. 7 7/8" (200mm) RISE -FOUND. WALL REQUIRED WHEN NUMBER OF RISERS EXCEEDS 2

-FTG. FOR FOUND. WALL TO BE MIN. 4'-0" (1220mm) BELOW GRADE

O.B.C. 9.8.7

-ONE HANDRAIL REQUIRED WHERE STAIR WIDTH IS LESS THAN 3'-7" (1100mm)
-TWO HANDRAILS REQUIRED WHERE STAIR WIDTH EXCEEDS 3-7" (1100mm) -ONE HANDRAIL IS REQUIRED ON CURVED STAIRS OF ANY WIDTH WITHIN

DWELLING UNITS
-HANDRAILS ARE TO BE CONTINUOUS EXCEPT WHERE INTERRUPTED BY DOOR WAYS, LANDINGS OR POSTS AT CHANGES IN DIRECTION

HEIGHT:
O.B.C. 9.8.7.4
- 2'-10" (865mm) MIN. TO 3'-2" (965mm) MAX. -3"-6" (1070mm), WHERE GUARDS ARE REQUIRED ON LANDINGS -MEASURED VERTICALLY FROM THE TOP OF THE HANDRAIL TO A STRAIGHT LINE DRAWN FROM THE TANGENT TO THE TREAD NOSING

PROJECTIONS: O.B.C. 9.8.7.6

-HANDRAILS AND PROJECTIONS BELOW HANDRAILS INCLUDING STEP STRINGERS TO PROJECT A MAXIMUM OF 4" (100mm) INTO THE REQUIRED

350 PUBLIC STAIRS:

O.B.C. 9.8.4. -MAX. RISE = 7-3/32" (180mm) -MIN. RUN MIN. TREAD = 11" (280mm) -MAX NOSING (25mm) -MIN. HEADROOM = 6'-9" = 2'-11" -MIN. WIDTH (900mm)

(EXIT STAIRS, BETWEEN GUARDS)
-FINISHED RAILING ON WOOD PICKETS MAX. 4" BETWEEN PICKETS
-FOUND. WALL REQUIRED WHEN NUMBER OF RISERS EXCEEDS 2 -FTG. FOR FOUND, WALL TO BE MIN. 4'-0" (1220mm) BELOW GRADE

-ONE HANDRAIL REQUIRED WHERE STAIR WIDTH IS LESS THAN 3-7" (1100mm) -TWO HANDRAILS REQUIRED WHERE STAIR WIDTH EXCEEDS 3-7" (1100mm) -TWO HANDRAILS ARE REQUIRED ON CURVED STAIRS OF ANY WIDTH -HANDRAILS ARE TO BE CONTINUOUS INCLUDING AT LANDINGS EXCEPT WHERE INTERRUPTED BY DOOR WAYS OR NEWEL POSTS AT CHANGES IN

- 2'-10" (865mm) MIN. TO 3'-2" (965mm) MAX. - 3'-6" (1070mm) WHERE GUARDS ARE REQUIRED ON LANDINGS) - MEASURED VERTICALLY FROM THE TOP OF THE HANDRAIL TO A STRAIGHT LINE DRAWN FROM THE TANGENT TO THE TREAD NOSING

- HANDRAILS AND PROJECTIONS BELOW HANDRAILS INCLUDING STEP STRINGERS TO PROJECT A MAXIMUM OF 4" (100mm) INTO THE REQUIRED WIDTH OF THE STAIR

- ONE HAND RAIL SHALL EXTEND HORIZONTALLY NOT LESS THAN 11 3/4" (300mm) BEYOND THE TOP & BOTTOM OF EACH STAIR

-treads are to be wear and slip resistant, smooth, even and free from defects per obc 9.8.9.6.(4) - Stairs and ramps shall have a colour contrast or distinctive

VISUAL PATTERN TO DEMARCATE THE LEADING EDGE OF THE TREADS, LANDING AND THE BEGINNING AND END OF A RAMP.

$\langle 36 \rangle$ INTERIOR GUARDS:

O.B.C. SB-7 & 9.8.8.3. -GUARDS TO BE 3'-6" (1070mm) HIGH -FOR DWELLING UNITS GUARDS TO BE A MIN. OF 2'-11" (900mm) HIGH -INCLUDES WINDOWS OVER STAIRS, RAMPS AND LANDINGS -PICKETS TO HAVE 4" (100mm) MAX, SPACING

-GUARDS FOR FLIGHTS OF STEPS (EXCEPT EXIT STAIRS) TO BE 2'-11" (900mm) HIGH

(360) EXTERIOR GUARDS: O.B.C. SB-7 & 9.8.8.3

-GUARDS ARE REQUIRED WHEN WALKING SURFACE TO GRADE IS GREATER THAN

-GUARDS TO BE 3'-6" (1070mm) -FOR DWELLING UNITS GUARDS TO BE A MIN. OF 2'-11" (900mm) HIGH -FOR DWELLING UNITS GUARDS TO BE 3"-6" (1070mm) HIGH WHERE WALKING SURFACE IS MORE THAN 5"-11" (1800mm) ABOVE ADJACENT GRADE.
-PICKETS TO HAVE 4" (100mm) MAX. SPACING

PROVIDE MID-SPAN POSTS AS PER SB-7. GUARDS FOR FLIGHTS OF STEPS (EXCEPT EXIT STAIRS) TO BE 2'-11" (900mm) HIGH

> OFESSION J. G. ALVAR 10001432

> > Ayr

marketing name

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36-04 3/16" = 1'0"

17052

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(36b) EXTERIOR GUARDS @ JULIET BALCONY:

-GUARDS TO BE 3'-6" (1070mm)

9.8.8.2. OR

39 -CAPPED DRYER VENT

FOR RAILING SPANNING MAXIMUM OF 6'-0".

 $\langle 37 \rangle$ -Linen closet 4 shelves min. 1'-2" (350mm) deep

42 -PRECAST CONC. STEP -2 RISERS MAXIMUM PERMITTED TO BE LAID ON GROUND

-PROVIDE 1 ON EACH FLOOR INCLUDING BASEMENTS -PROVIDE 1 IN EACH BEDROOM

 $\langle 40 \rangle$ -1"X2" (19mmX38mm) BOTH SIDES OF STEEL.

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

-R4 (RSI 0.70)

-PROVIDE PREFIN. METAL RAILING W/ 76mm VERTICAL OPENING TO CONFORM WITH O.B.C. APPENDIX A-9.8.8.5.

-FOR DWELLING UNITS GUARDS TO BE 3'-6" WHERE FLOOR TO

-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.

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

-PROVIDE SAME ANCHOR BOLTS @ 36" O.C. FOR BASE PLATE CONNECTION.

ROWS OF 3/8" MIN. ANCHOR BOLTS EQUALLY SPACED WITH 3" MIN. EMBEDMENT TO STUDS.

38) -Washrooms to be mechanically vented to provide at least one alr change per hour, o.b.c.- 9.32.1.3.(3)

-WOOD FRAMING MEMBERS SUPPORTED ON CONCRETE IN CONTACT

WITH GROUND OR FILL SHALL BE PRESSURE TREATED OR SEPARATED FROM CONCRETE W/ 6 mil POLYETHYLENE.

-PROVIDE 1 IN EACH HALLWAY SERVICING BEDROOMS
- INSTALLED AT OR NEAR CEILING
-ALARMS TO BE CONNECTED IN CIRCUIT AND INTERCONNECTED SO ALL

ALARMS WILL BE ACTIVATED IF ANY ONE OF THEM SOUNDS AND HAVE A VISUAL SIGNALLING COMPONENT

-ALARMS MUST BE HARDWIRED AND HAVE AN ALTERNATE POWER SOURCE THAT CAN POWER ALARM FOR 7 DAYS, FOLLOWED BY 4 MINUTES OF ALARM

CARBON MONOXIDE ALARM (CMA), O.B.C.- 9.33.4. -WHERE THERE IS A FUEL BURNING APPLIANCE A CMA SHALL BE PROVIDED

-PROVIDE A VIEWER WITH A VIEWING ANGLE OF NOT LESS THAN 160 DEG. UNLESS GLAZING IS PROVIDED IN DOOR OR A SIDELIGHT IS PRESENT.
-R4 (RSI 0.70) WHERE A STORM DOOR IS NOT PROVIDED

-GARAGE MAN DOORS TO BE GAS PROOFED WITH SELF CLOSER, WEATHERSTRIPPING, THRESHOLD & DEAD BOLT PER O.B.C. 9.10.13.15.

-TRAVEL FROM A FLOOR LEVEL TO AN EXIT OR EGRESS DOOR SHALL BE LIMITED TO ONE FLOOR EXCEPT;

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"

-MIN. 6'X6" (140mm X 140mm) WOOD POST ANCHORED TO PORCH SLAB W/

REFER TO ELEVATION DRAWINGS FOR PIER SIZE AND CAP HEIGHT, NOTE: DECORATIVE STRUCTURAL COLUMNS MAY REPLACE 6" X 6" POST PROVIDED THAT THEY ARE IN CONFORMANCE WITH O.B.C. 9.17.4.

-MIN. 6"X6" (140mm X 140mm) WOOD POST CLAD W/ DECOR. SURROUND (PER ELEVATION DRAWINGS) ANCHORED TO PORCH SLAB W/

NOTE: DECORATIVE STRUCTURAL COLUMNS MAY REPLACE 6" X 6" ABOVE PROVIDED THAT THEY ARE IN ACCORDANCE WITH O.B.C. 9.17.4.

-VENTING AREA TO BE EQUIVALENT TO 0.2% OF COLD CELLAR AREA. -COVER VENT W/BUG SCREEN

- ALTERNATE FULL HEIGHT OF INTERIOR BASEMENT WALL W/ R20 (RSI 3.52)
CONTINUOUS INSULATION (ZONE 1 OBC SB-12 T.3.1.1.2.A.)
- ALTERNATE INSULATION METHOD: 2" (51mm) R10 (RSI 1.76)RIGID INSULATION W/ 2"X4"(38mm X 89mm) WOOD STUD W/ R12 (RSI 2.11) BATT INSULATION

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)(a) & (c) & 3.8.3.13.(2)(f) &

@ 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

WINDOW TO BE NON-OPERABLE AND DESIGNED TO WITHSTAND LATERAL LOADS

FOR COLD CELLARS PROVIDE THE FOLLOWING:

-L1+L7 FOR DOOR OPENING -2'-8" X 6'-8" EXTERIOR TYPE DOOR (MIN.R-4 RSI 0.7)

3.8.3.13.(4)(c)
-GRAB BARS TO BE INSTALLED AS PER O.B.C. 9.8.7.7.(2)

-WALL MOUNTED LIGHT FIXTURE

STUD WALL REINFORCEMENT:

METAL SADDLE.
-TOP PORTION OF POST CLAD W/ DECOR. SURROUND PER ELEVATION

DRAWINGS.
-MASONRY VENEER SURROUND W/ PRECAST CONCRETE CAP. REFER TO ELEVATION DRAWINGS FOR PIER SIZE AND CAP HEIGHT.
-SURROUND TO BE TIED W/ METAL TIES @ 16" (400mm) O.C. VERT. INSTALLED PER O.B.C. 9.20.9.4.

ADJACENT TO EACH SLEEPING AREA.
-CMA TO BE WIRED IN CIRCUIT TO SOUND SMOKE ALARMS WHEN

-MAIN DOOR TO BE OPERABLE FROM INSIDE W/OUT KEY

1) WHERE THAT FLOOR LEVEL HAS ACCESS TO A BALCONY

(7.0m) ABOVE ADJACENT GROUND LEVEL.

49 EXTERIOR COLUMN W/ MASONRY PIER:

-3/4" AIR SPACE AROUND POST.

490 EXTERIOR COLUMN:

METAL SADDLE

COLD CELLARS:

(53) WINDOW GUARDS:

SIGNATURE:

FIRM BCIN:

DATE:

QUALIFIED DESIGNER BCIN:

File:D:\acadm projects\17052\Architecturals\Models\36\17052:36-04-FINAL.dwg Plotted: Oct 18, 2019 By:eric

BUILDING CODE. I AM QUALIFIED AND THE FIRM IS

LUORGE MORENO DECLARE THAT I HAVE REVIEWED AND TAKEN

DESIGN RESPONSIBILITY FOR THE DESIGN WORK ON BEHALF

OF RN DESIGN LTD LINDER DIVISION C PART-3 SUBSECTION-3 2 4

REGISTERED IN THE APPROPRIATE CLASSES / CATEGORIES.

revisions

Tice River Homes

Legacy date dwn chk date dwn chk revisions

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 SIDDS @ 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
-PAPALLE JACTITIONS

PARALLEL PARTITIONS
-BEAMS TO BE PLACED UNDER LOADBEARING WALLS WHEN WALLS ARE

PARALLEL TO FLOOR JOISTS

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

-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:

SIGNATURE:

-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

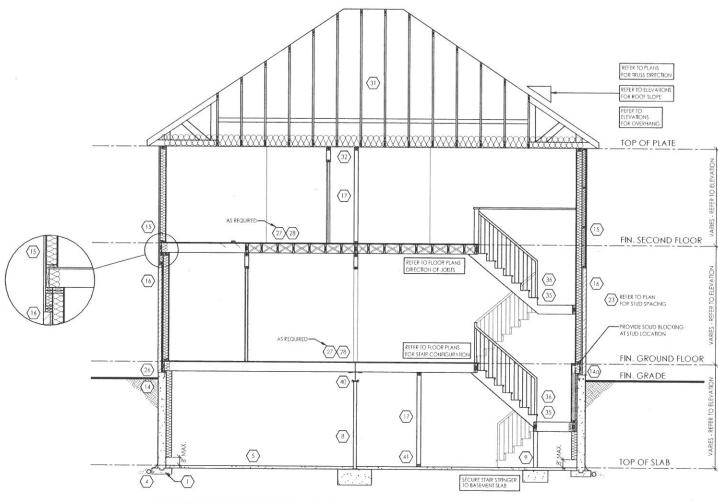
-AN ENERGY RATING OF NOT LESS THAN 25 FOR WINDOWS
-BASEMENT WINDOWS WITH LOAD BEARING STRUCTURAL FRAME SHALL
BE DOUBLE GLAZED WITH LOW-E COATING

-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 \$8-12 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



TYPICAL CROSS SECTION - 2 STOREY (SIDING & BRICK)

RE-ISSUED FOR PERMIT

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NORTH DUMFRIES

♦ CLIENT SPECIFIC REVISIONS **SCHEDULES** PLAN/ELEVATION LEGEND WOOD BEAMS WD10 2/13/4" X7 1/4" (2.0E) LVL CARBON MONOXIDE 45 DOORS 46 47 SMOKE ALARM (44) WD11 3/13/4" X7 1/4" (2.0E) LVL WD12A 1/13/4" X9 1/2" (2.0E) LVL WD1 3/2" X 8" SPR FLOOR DRAIN WDII ALARM (CMA) A 865x2030x45 (2'10"x6'8"x1-3/4") B 815x2030x35 (2'8"x6'8"x1-3/8") WD2 4/2" X 8" SPR WATERPROOF WD3 5/2" X 8" SPR WD12 2/ 1 3/4" X9 1/2" (2.0E) LVL WD13 3/ 1 3/4" X9 1/2" (2.0E) LVL DOUBLE JOIST SOLID BEARING 8 DUPLEX OUTLET C 760x2030x35 (2'6"x6'8"x1-3/8") D 710x2030x35 (2'4"x6'8"x1-3/8") WD4 3/2" X 10" SPR WD5 4/2" X 10" SPR PRESSURE TREATED PT WD14A 1/ 1 3/4" X11 7/8" (2.0E) LVL WD14 2/ 1 3/4" X11 7/8" (2.0E) LVL VENTS AND INTAKES LUMBER Ø ♥ POINT LOAD WD6 5/2" X 10" SPR WD7 3/2" X 12" SPR E 460x2030x35 (1'6"x6'8"x1-3/8" GIRDER TRUSS F 610x2030x35 (2'0"x6'8"x1-3/8") WD15 3/13/4" X117/8" (2.0E) LVL # HOSE BIB FLAT ARCH G OVER SIZED EXTERIOR DOOR WD8 4/2" X 12" SPR WD16A 1/13/4" X14" (2.0E) LVL ABOVE FINISHED FLOOR WD9 5/2" X 12" SPR WD16 2/ 1 3/4" X14" (2.0E) LVL BBFM BEAMBY FLOOR MANUF (38) EXHAUST FAN 2 STORY WALL WD17 3/13/4" X14" (2.0E) LVL (50) EXT. LIGHT FIXTURE STEEL BEAMS (DR) DROPPED LINTELS (WALL MOUNTED) DO' REPEAT SAME JOIST SIZE ST1 W 6 X 15 STOVE VENT 4" X 3-1/2" X 1/4" L L14 5-7/8" X 3-1/2" X 1/2" L U/S L10 4-7/8" X 3-1/2" X 5/16" L L11 4-7/8" X 3-1/2" X 3/8" L L15 5-7/8" X 4" X 1/2" L L16 7-1/8" X 4" X 3/8" L UNDERISIDE) 2/ 2" X 10" SPR 2/ 2" X 12" SPR ST2 W 6 X 20 L3 (H) / HYDRO METER RE PLACE VENT FIXED GLAZINO GLASS BLOCK ST3 W 8 X 18 L5 L7 FG 3-1/2" X 3-1/2" X 1/4" L 4-7/8" X 3-1/2" X 1/4" L DRYER VENT 5 7/8" X 3-1/2" X 5/16" L (g)ST4 W 8 X 21 GAS METER L17 7-1/8" X 4" X 1/2" L GB ST5 W 8 X 24 L13 5-7/8" X 3-1/2" X 3/8" L BG BLA K GLASS IAL dwg Plotted: Oct 18, 2019 By eric \17052\Architecturals\Models\36" location Tice River Homes Ayr I, JORGE MORENO DECLARE THAT I HAVE REVIEWED AND TAKEN 36-04 RN design DESIGN RESPONSIBILITY FOR THE DESIGN WORK ON BEHALF OF RN DESIGN LTD. UNDER DIVISION C, PART-3 SUBSECTION-3.2.4 marketing name project scale project # Imagine - Inspire - Create OF THE BUILDING CODE. I AM QUALIFIED AND THE FIRM IS REGISTERED IN THE APPROPRIATE CLASSES / CATEGORIES. Legacy 3/16" = 1'0" 17052 date dwn chk revisions date dwn chk QUALIFIED DESIGNER BCIN: 47245 / ISSUED FOR CLIENT REVIEW 23-FEB-18 BU JM FIRM BCIN: DATE: 26995 page REVISED PER TRUSS COORDINATION 23-APR-18 LO JM REVISED PER ENGINEER COMMENTS & ISSUED FOR PERMIT

20-JUL-18 WU JM

18-Oc1-19 ES ES