

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



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



FRONT ELEVATION 'A'



FRONT ELEVATION 'B'

Drawing List:

- A0 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'
- A6 SECOND FLOOR ELEV. 'B'
- A7 FRONT ELEVATION 'A'
- ROOF PLAN ELEV '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	1011.2	93.9	1011.2	93.9
SECOND FLOOR	1378.6	128.1	1375.0	127.7
SECOND FLOOR OTB	(18.8)	(1.7)	(18.8)	(1.7)
TOTAL AREA	2371.0	220.3	2367.4	219.9
COVERAGE INC PORCH	1457.0	135.4	1457.0	135.4
COVERAGE NOT INC PORCH	1400.0	130.1	1400.0	130.1

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

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

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

SIGNATURE:

client
Tice River Homes

project
Legacy

#	revisions	date	dwn	chk	#	revisions	date	dwn	chk
1	ISSUED FOR CLIENT REVIEW	23-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
RN design
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model
36-03

scale
3/16" = 1'0"

project #
17052

page

A0

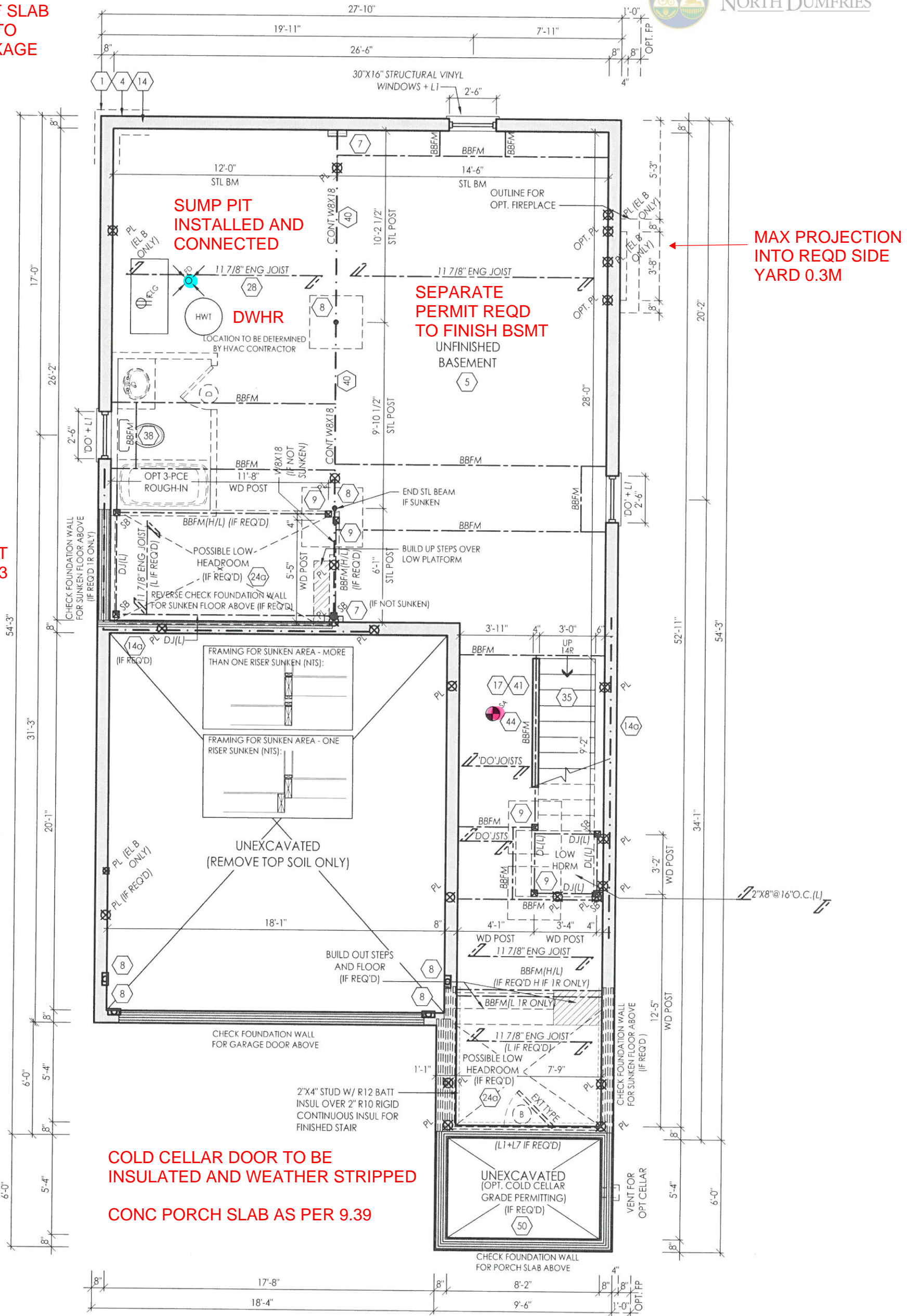
CO ENGINEERING

2018 27 15



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

**6'11" CEILING
HEIGHT REQD
OVER 75% OF BSMT
SPACE AS PER 9.5.3**



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

**COLD CELLAR DOOR TO BE
INSULATED AND WEATHER STRIPPED**
CONC PORCH SLAB AS PER 9.39

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

BASEMENT PLAN ELEV. 'A' & 'B'

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



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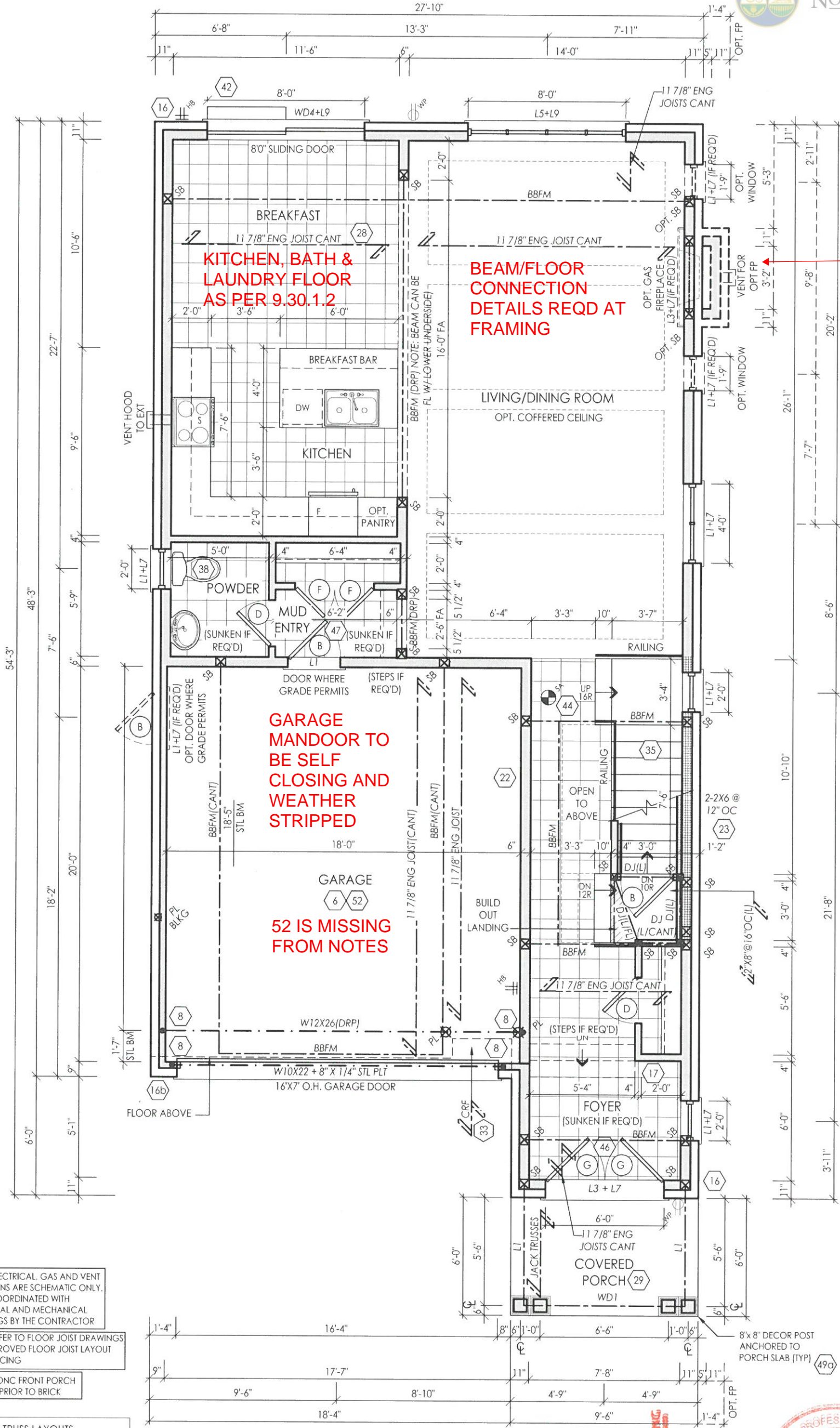
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FIRM BCIN: 26995
DATE: *J. Moreno*
SIGNATURE:

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

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location: Ay
project: Legacy
marketing name: RN design
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model: 36-03
scale: 3/16" = 1'0"
project #: 17052

BEAM AND LINTEL
SIZES TO BE NOTED ON
FUTURE PLANS

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



MAX PROJECTION
INTO REQD SIDE
YARD 0.3M

KITCHEN, BATH &
LAUNDRY FLOOR
AS PER 9.30.1.2

BEAM/FLOOR
CONNECTION
DETAILS REQD AT
FRAMING

GARAGE
MANDOOR TO
BE SELF
CLOSING AND
WEATHER
STRIPPED

52 IS MISSING
FROM NOTES

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'



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client
Tice River Homes

project
Legacy

location
Ayr

marketing name

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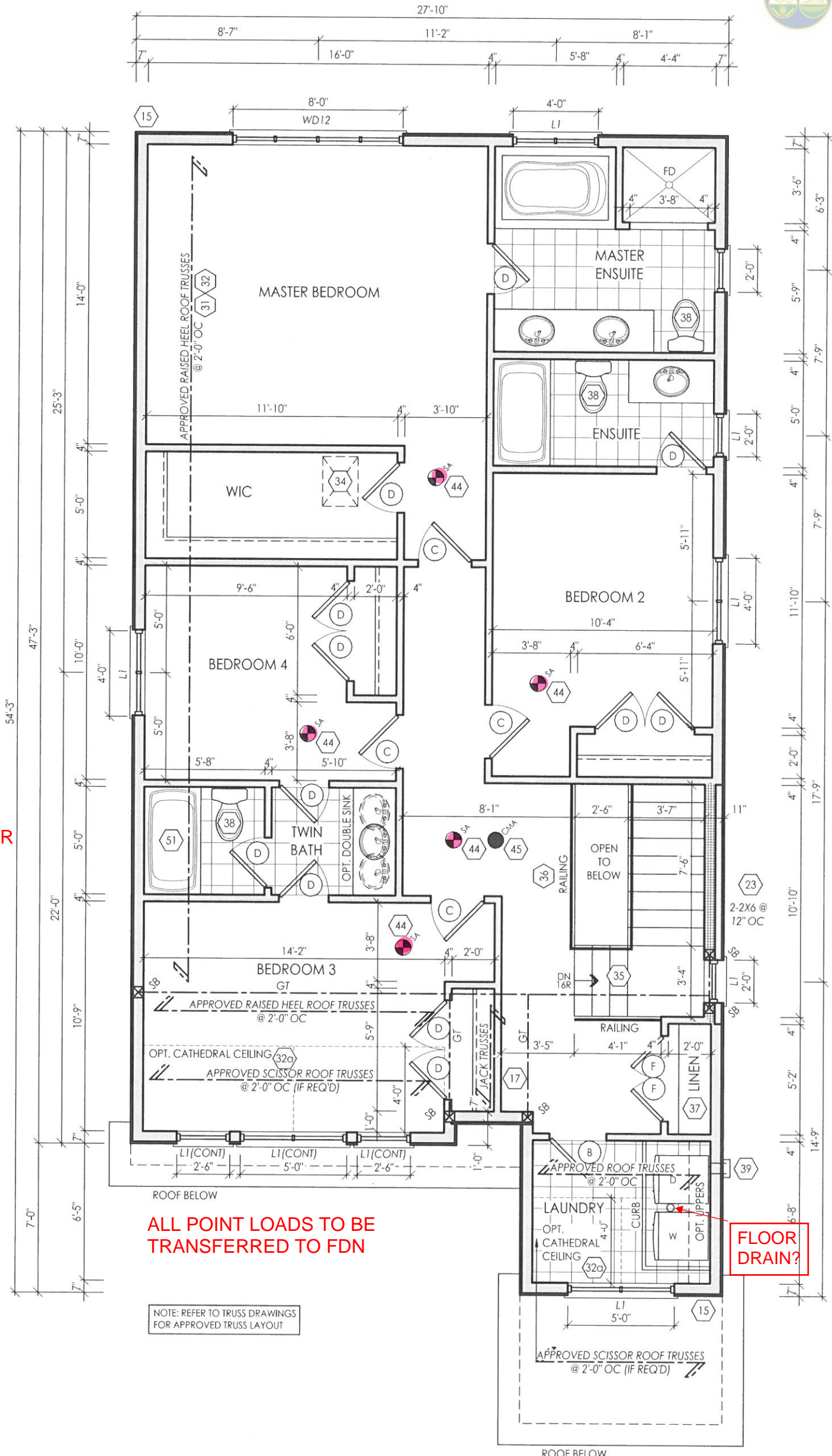
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ENGINEERED FLOOR LAYOUT, TRUSSES AND LINTELS TO BE SUBMITTED PRIOR TO FRAMING. DESIGNER TO COMPLETE RESPONSIBILITY REVIEW FORM AND TO BE SUBMITTED WITH TRUSS, FLOOR AND LINTEL DOCUMENTS.



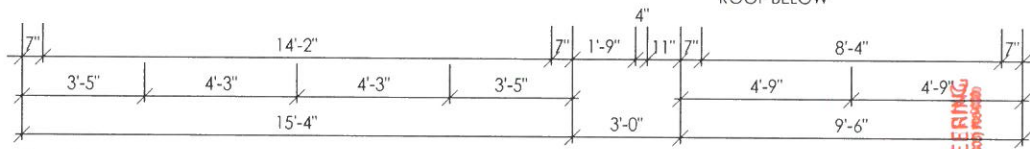
MAIN BATH TO HAVE GRAB BAR BLOCKING

WINDOW ON LANDING MUST BE HIGHER THAN 3' ABOVE OR ENGINEERING ON WINDOW OR GUARD REQD

ALL POINT LOADS TO BE TRANSFERRED TO FDN

FLOOR DRAIN?

NOTE: REFER TO TRUSS DRAWINGS FOR APPROVED TRUSS LAYOUT



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SECOND FLOOR ELEV. 'A'

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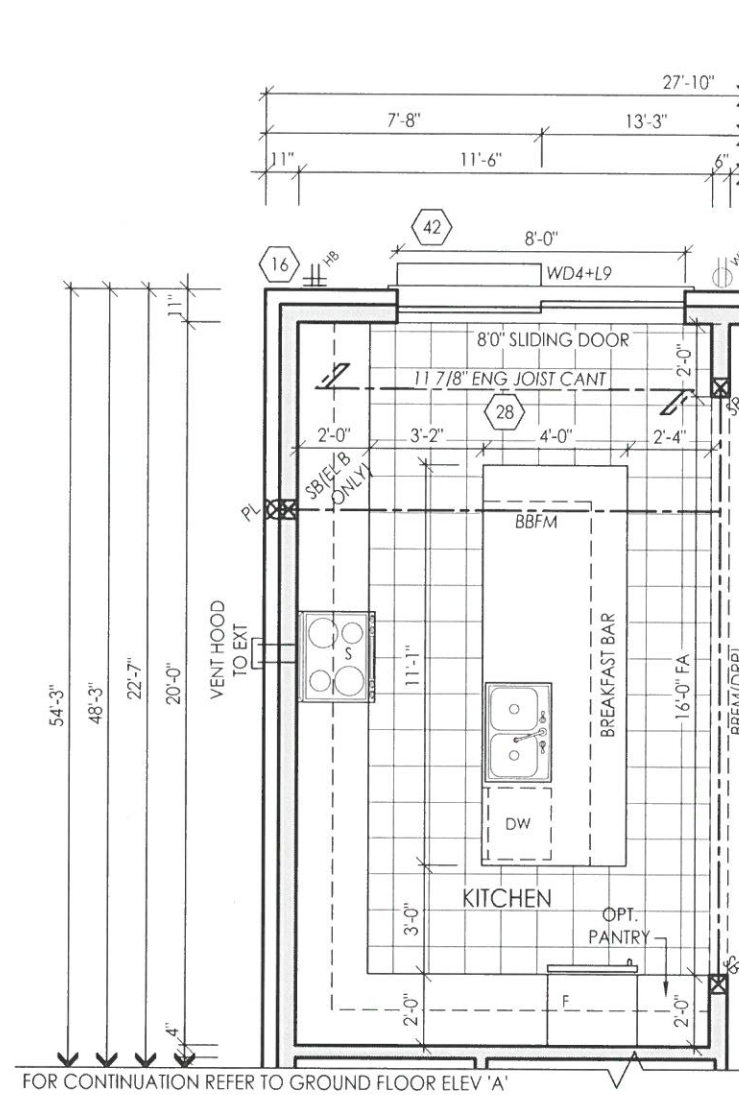
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5	RE-ISSUED FOR PERMIT	18-OCT-19	ES	ES					

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OCT 22 2019



PARTIAL ALT. KITCHEN LAYOUT

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FIRM BCIN: 26995
DATE: *Jmy*

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Tice River Homes

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Legacy

location
Avr

marketing name

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GROSS GLAZING AREA

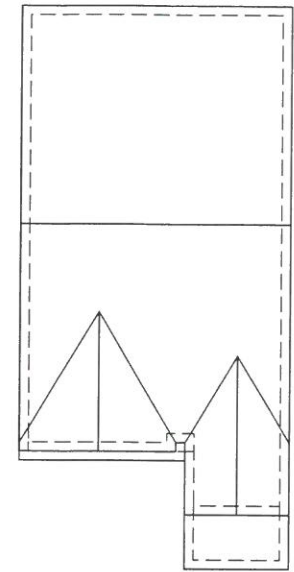
TOTAL PERIPHERAL WALL AREA	3253.35 SF	302.24 m ²
FRONT GLAZING AREA	94.36 SF	8.77 m ²
LEFT SIDE GLAZING AREA	26.33 SF	2.45 m ²
RIGHT SIDE GLAZING AREA	75.66 SF	7.03 m ²
REAR GLAZING AREA	150.78 SF	14.01 m ²
TOTAL GLAZING AREA	347.13 SF	32.25 m²
TOTAL GLAZING PERCENTAGE	10.67 %	

GROSS GLAZING AREA - W/ OPT WIN

TOTAL PERIPHERAL WALL AREA	3253.35 SF	302.24 m ²
FRONT GLAZING AREA	94.36 SF	8.77 m ²
LEFT SIDE GLAZING AREA	26.33 SF	2.45 m ²
RIGHT SIDE GLAZING AREA	94.32 SF	8.76 m ²
REAR GLAZING AREA	150.78 SF	14.01 m ²
TOTAL GLAZING AREA	365.79 SF	33.98 m²
TOTAL GLAZING PERCENTAGE	11.24 %	

PEAK HEIGHT OF ROOF $\sim 30'-9"$

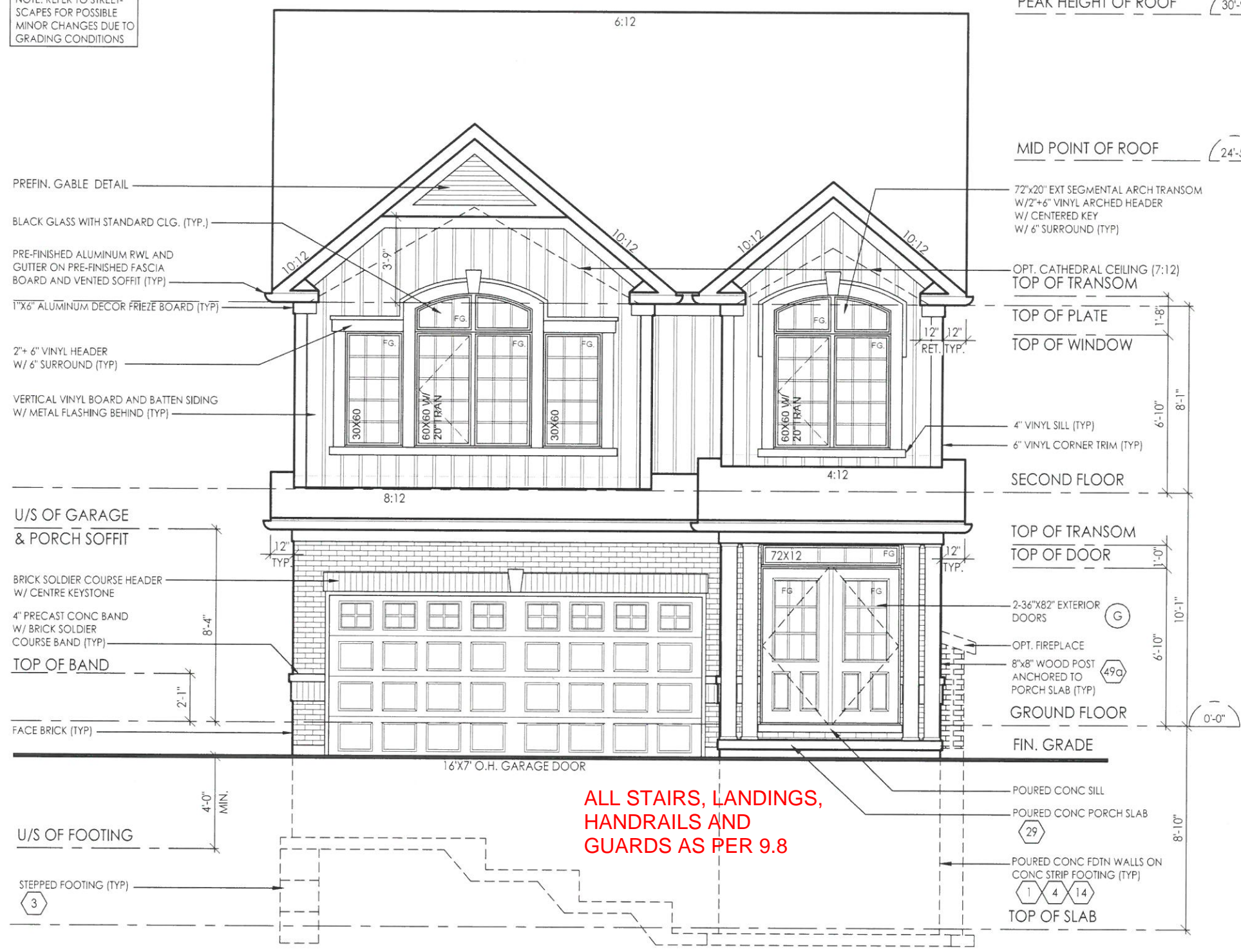
MID POINT OF ROOF $\sim 24'-5"$



ROOF PLAN ELEV 'A'

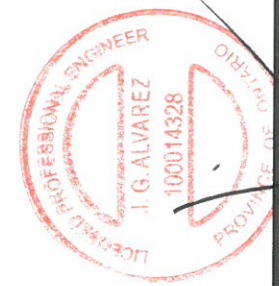
THE FLOOR AND TRUSS LAYOUTS PROVIDED BY THE MANUFACTURER HAVE BEEN REVIEWED, APPROVED AND COORDINATED ON THE WORKING DRAWING PLANS PROVIDED BY RN DESIGN

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



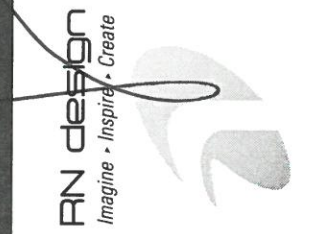
ALL STAIRS, LANDINGS, HANDRAILS AND GUARDS AS PER 9.8

FRONT ELEVATION 'A'



Oct 22 2019
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project # 17052
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location Ayr
project Legacy

#	revisions	date	dwn	chk	#	revisions	date	dwn	chk
1	ISSUED FOR CLIENT REVIEW	25-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	REISSUED FOR PERMIT	18-OCT-19	ES	ES					

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FIRM BCIN: 26995
DATE: [Signature]
SIGNATURE:



PROJECT # 36-03
SCALE 3/16" = 1'0"

page 17052

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ALLOWABLE UNPROTECTED OPENINGS			
TOTAL WALL AREA	1066.92 SF	99.12 m ²	
LIMITING DISTANCE	3.92 FT	1.20 m	7 %
ALLOWABLE OPENINGS	74.68 SF	6.94 m ²	
ACTUAL OPENINGS	60.34 SF	5.61 m ²	

W/ OPTIONAL WINDOWS			
ALLOWABLE UNPROTECTED OPENINGS			
TOTAL WALL AREA	1066.92 SF	99.12 m ²	
LIMITING DISTANCE	3.92 FT	1.20 m	7 %
ALLOWABLE OPENINGS	74.68 SF	6.94 m ²	
ACTUAL OPENINGS	74.50 SF	6.92 m ²	

#	REVISIONS	DATE				CHK	#	REVISIONS	DATE	DWN	CHK
		23-FEB-18	RU	JM	23-APR-18						
1	ISSUED FOR CLIENT REVIEW										
2	REVISED PER TRUSS COORDINATION										
3	REVISED PER ENGINEER COMMENTS & ISSUED FOR PERMIT										
5	RESUBMITTED FOR PERMIT										

client Tice River Homes

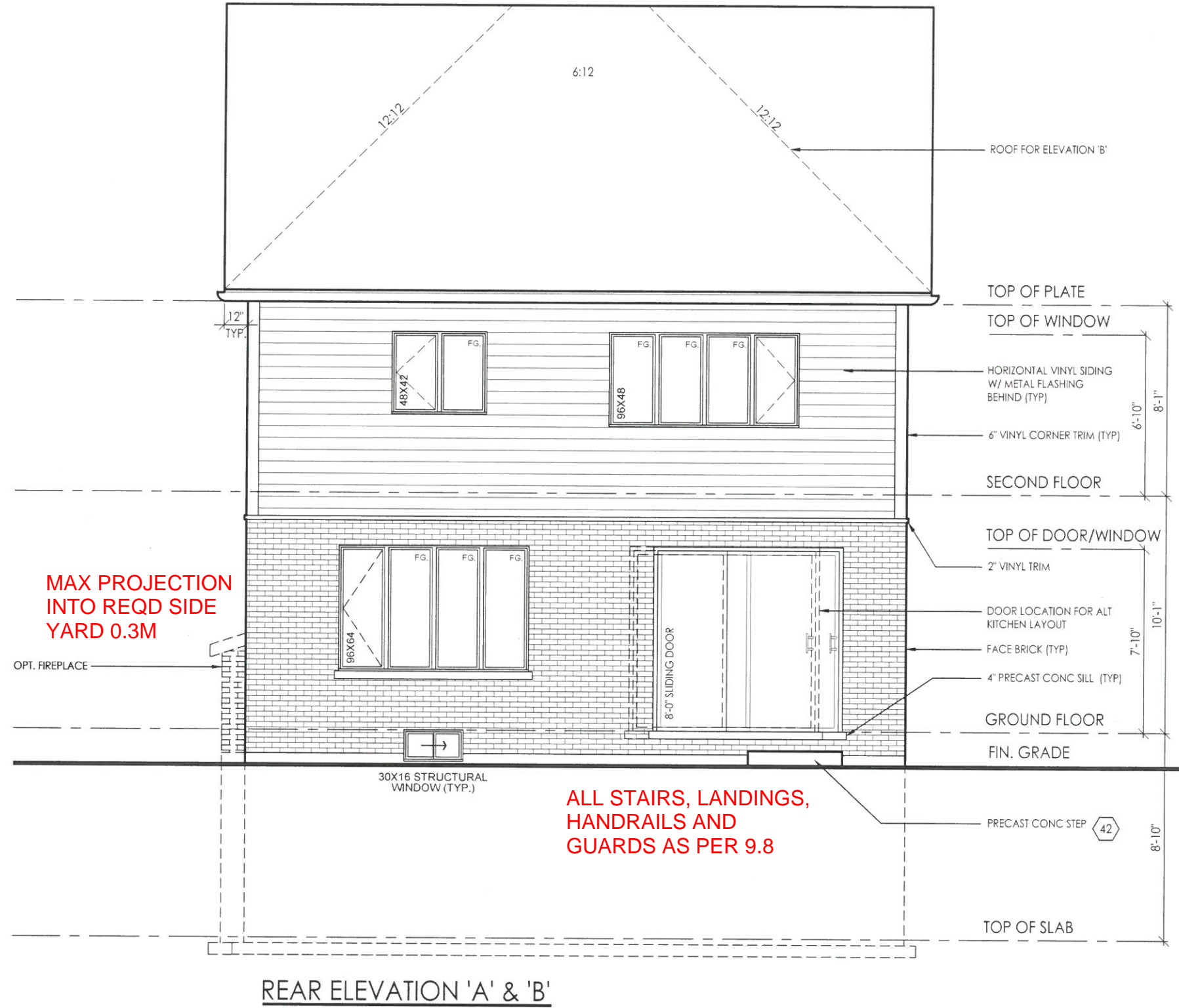
project Legacy

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DATE: July

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RIGHT SIDE ELEVATION 'A'



location: Ayr
marking name

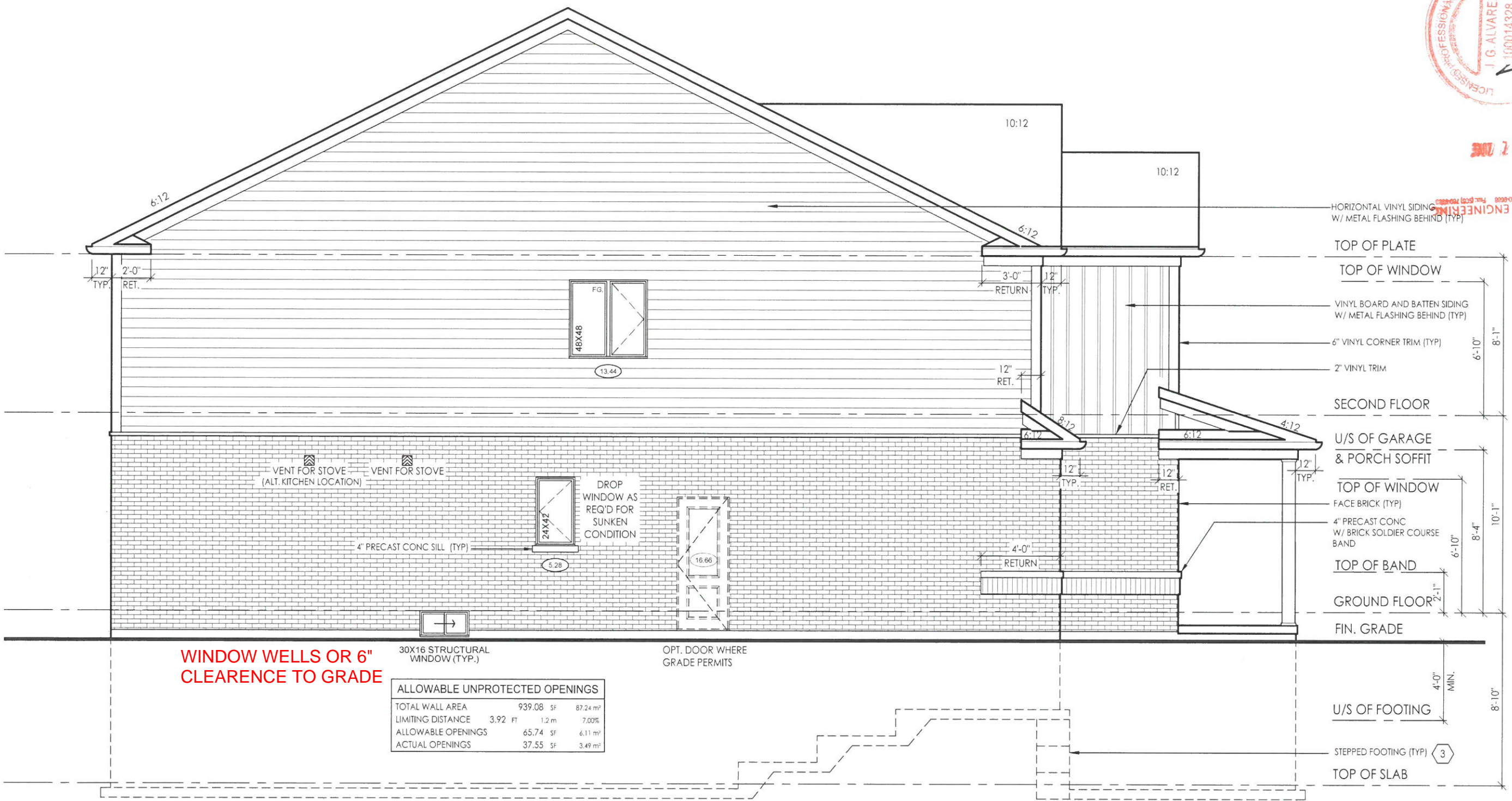
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		23-FEB-18	23-MAR-18	20-JUL-18	18-OCT-18			BU	JM	LO	JM	
1	ISSUED FOR CLIENT REVIEW											
2	REVISED PER TRUSS COORDINATION											
3	REVISED PER ENGINEER COMMENTS & ISSUED FOR PERMIT											
5	REISSUED FOR PERMIT											

client: Tice River Homes
project: Legacy

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WINDOW WELLS OR 6" CLEARANCE TO GRADE

ALLOWABLE UNPROTECTED OPENINGS			
TOTAL WALL AREA	939.08 SF	87.24 m ²	
LIMITING DISTANCE	3.92 FT	1.2 m	7.00%
ALLOWABLE OPENINGS	65.74 SF	6.11 m ²	
ACTUAL OPENINGS	37.55 SF	3.49 m ²	

LEFT SIDE ELEVATION 'A'

#	revisions	date dwn chk #				revisions	date dwn chk
		BU	JM	LO	JM		
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FIRM BCIN: 26995
DATE:

SIGNATURE: *J. Moreno*

SIGNATURE:

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:

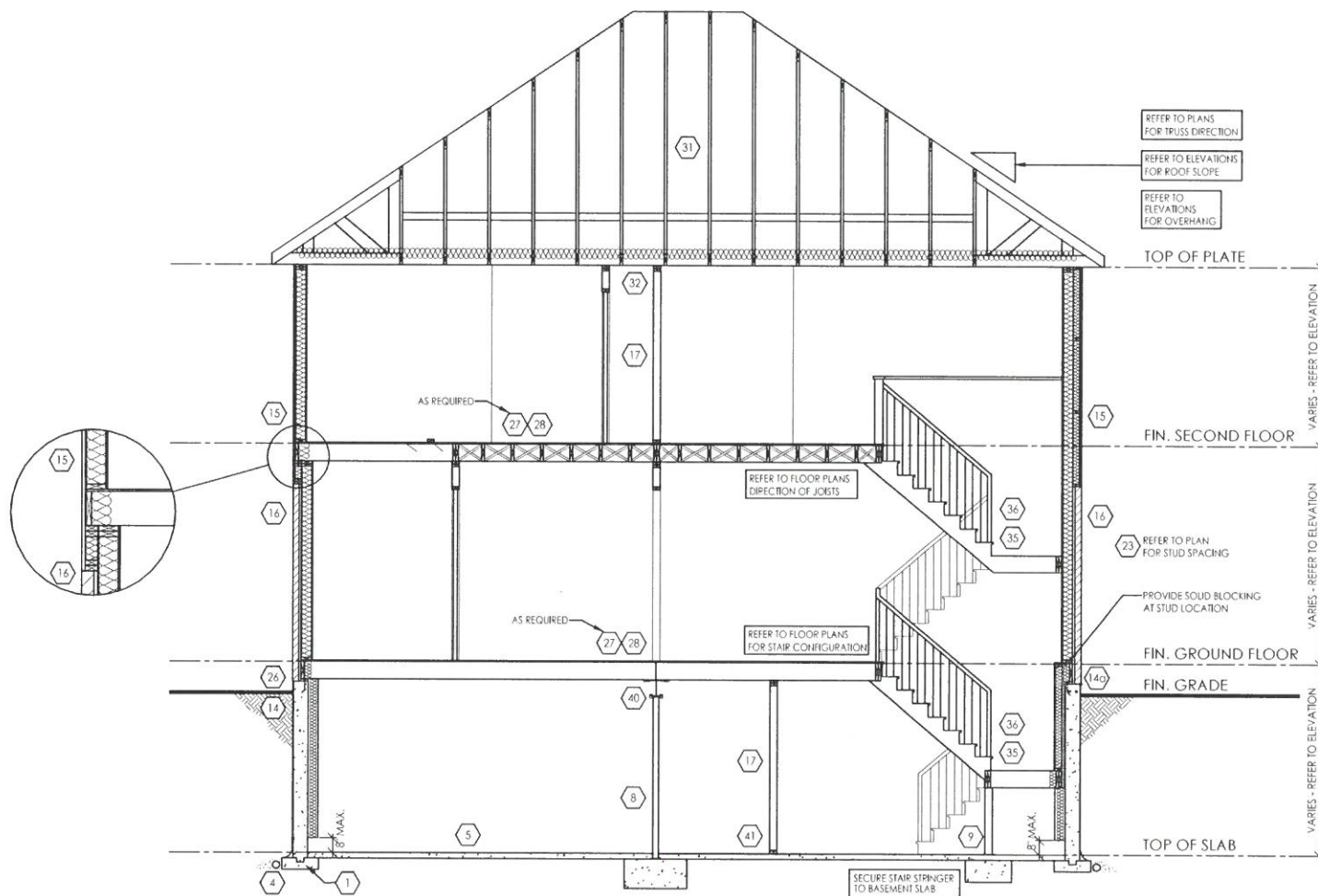
- REQUIRED AS PER OBC 9.29.2.1.

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
L3	2/2" X 10" SPR	L10	4-7/8" X 3-1/2" X 5/16" L
L5	2/2" X 12" SPR	L11	4-7/8" X 3-1/2" 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
L8	4-7/8" X 3-1/2" X 1/4" 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)
- 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
- GAS METER

File:D:\acadm\projec\17052\Architect\work\mod\36\17052-36-03\FINAL.dwg Plotted: Oct 18, 2019 By:eric

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

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

SIGNATURE:

client
Tice River Homes

project
Legacy

#	revisions	date	dwn	chk	#	revisions	date	dwn	chk
1	ISSUED FOR CLIENT REVIEW	23-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
36-03

scale
3/16" = 1'0"

page

D3

