

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	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

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
188 900 780-6688 Fax: 607 799-9888

OCT 27 2019



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

SIGNATURE:

client
Tice River Homes

project
Legacy

location
Ayr

marketing name

RN design
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model
36-04

scale
3/16" = 1'0"

project #
17052

#	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					

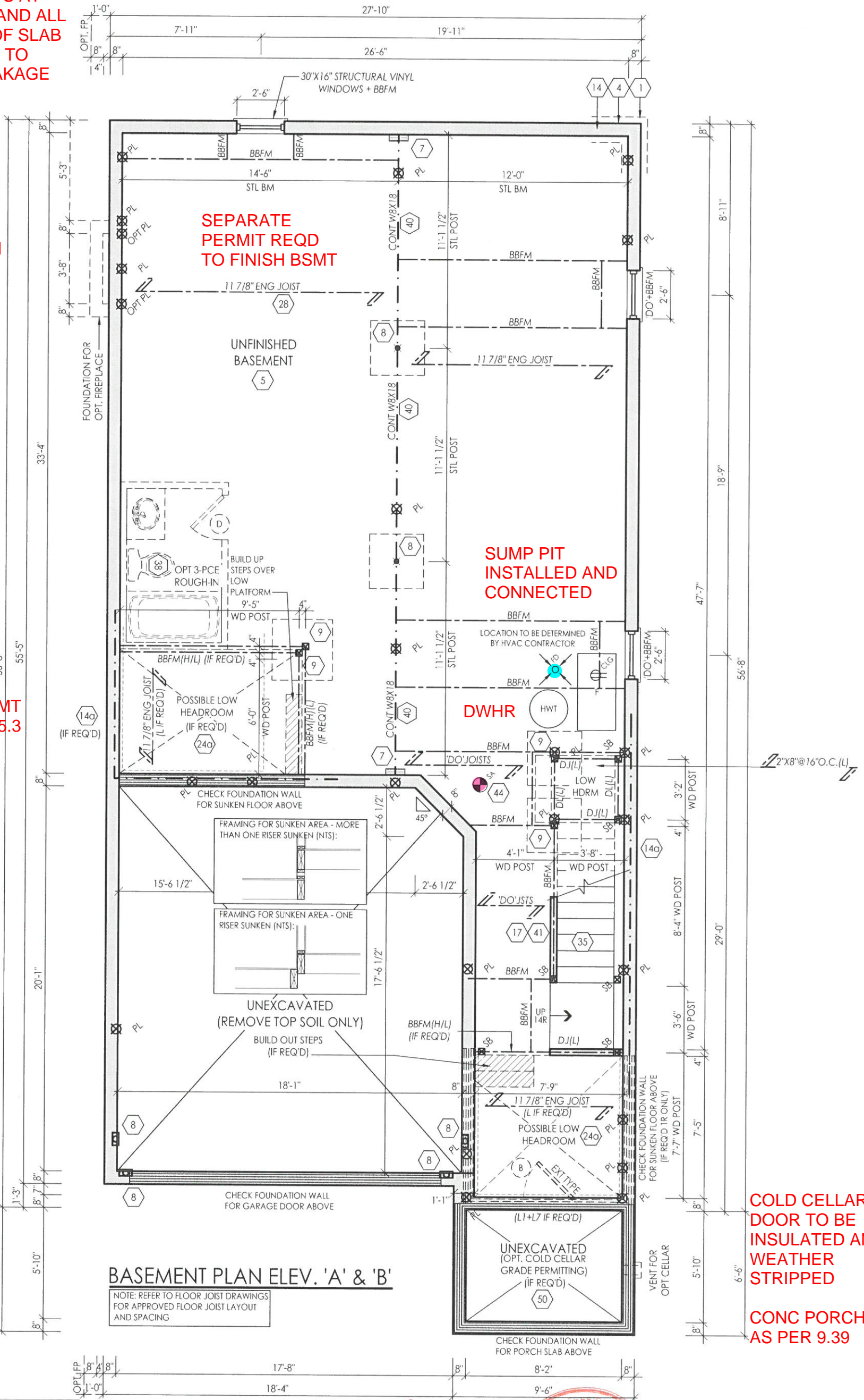
page

A0

**BASEMENT 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 CEILING
HEIGHT REQD
OVER 75% OF BSMT
SPACE AS PER 9.5.3**



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

**CONC PORCH SLAB
AS PER 9.39**

BASEMENT PLAN ELEV. 'A' & 'B'

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

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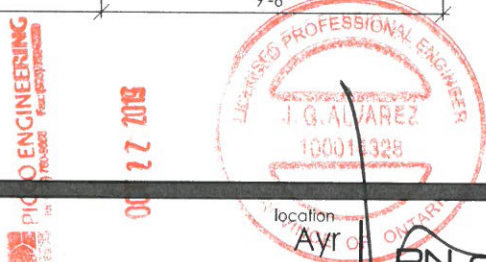
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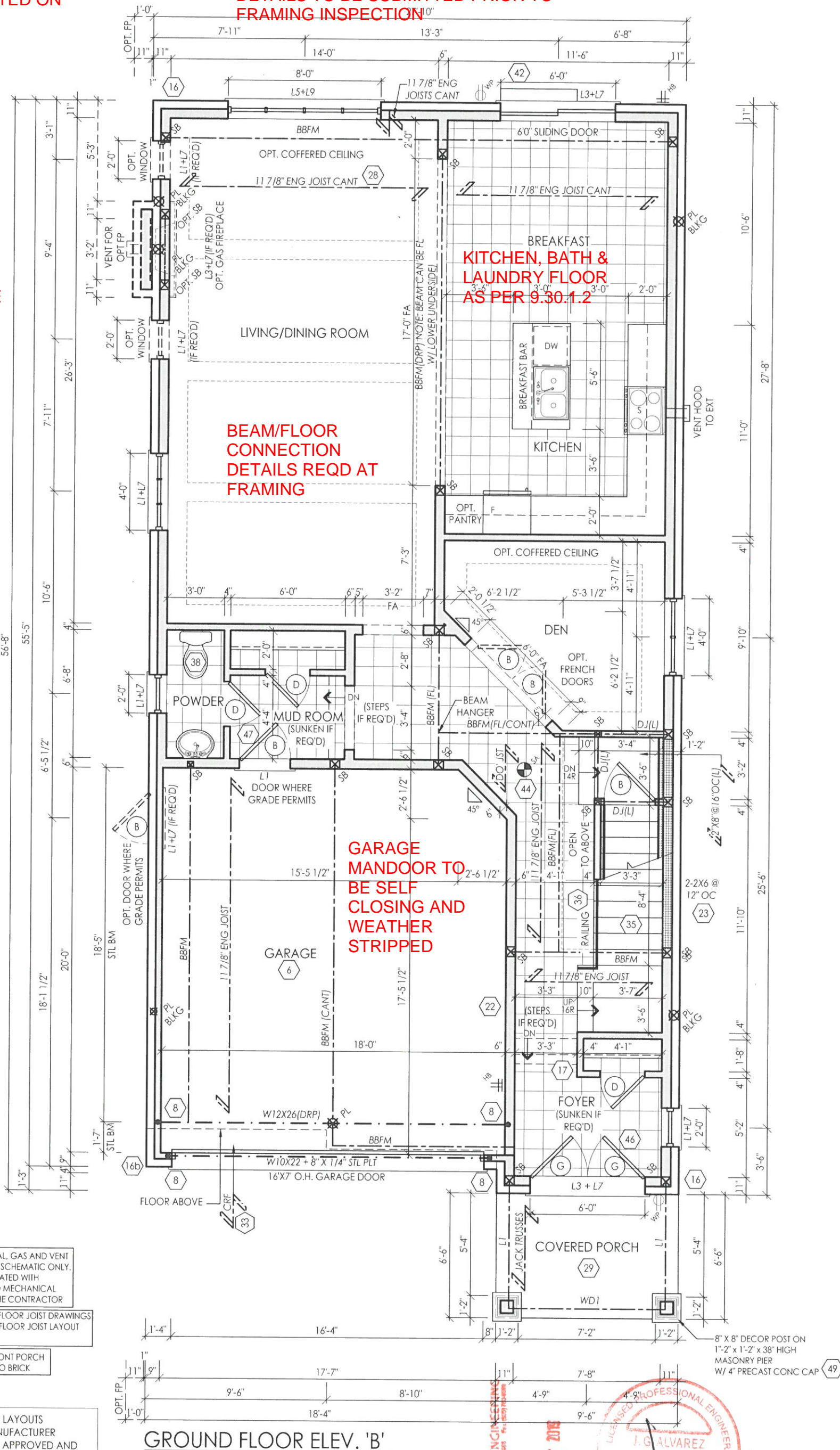
model
36-04
scale
3/16" = 1'0"
project #
17052

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

MAX
PROJECTION
INTO REQD SIDE
YARD 0.3M



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. 'B'

PICCO ENGINEERING
OCT 27 2018
LICENSED PROFESSIONAL ENGINEER
J. GALVAREZ
100014328

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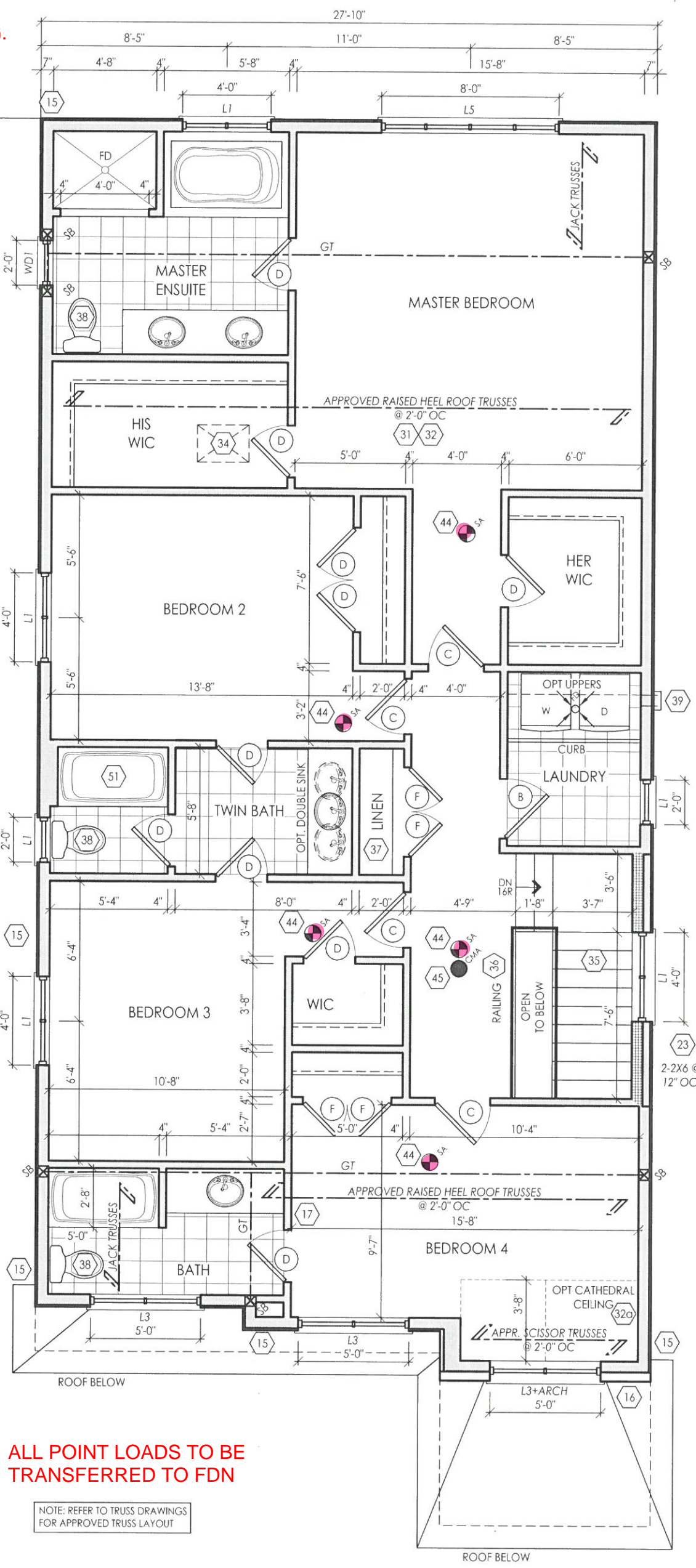
client: Tice River Homes location: Ayr
project: Legacy marketing name:
model: 36-04
scale: 3/16" = 1'0" project #: 17052
page: **A5**

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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.

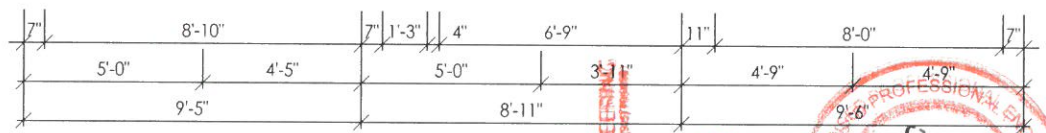
MAIN BATH TO HAVE GRAB BAR BLOCKING

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



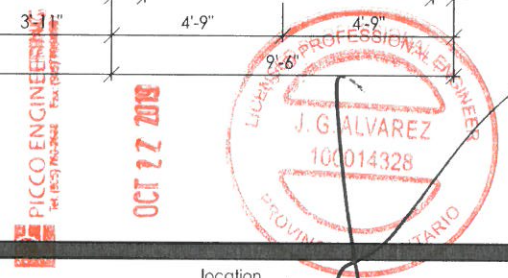
ALL POINT LOADS TO BE TRANSFERRED TO FDN

NOTE: REFER TO TRUSS DRAWINGS FOR APPROVED TRUSS LAYOUT



SECOND FLOOR ELEV. 'B'

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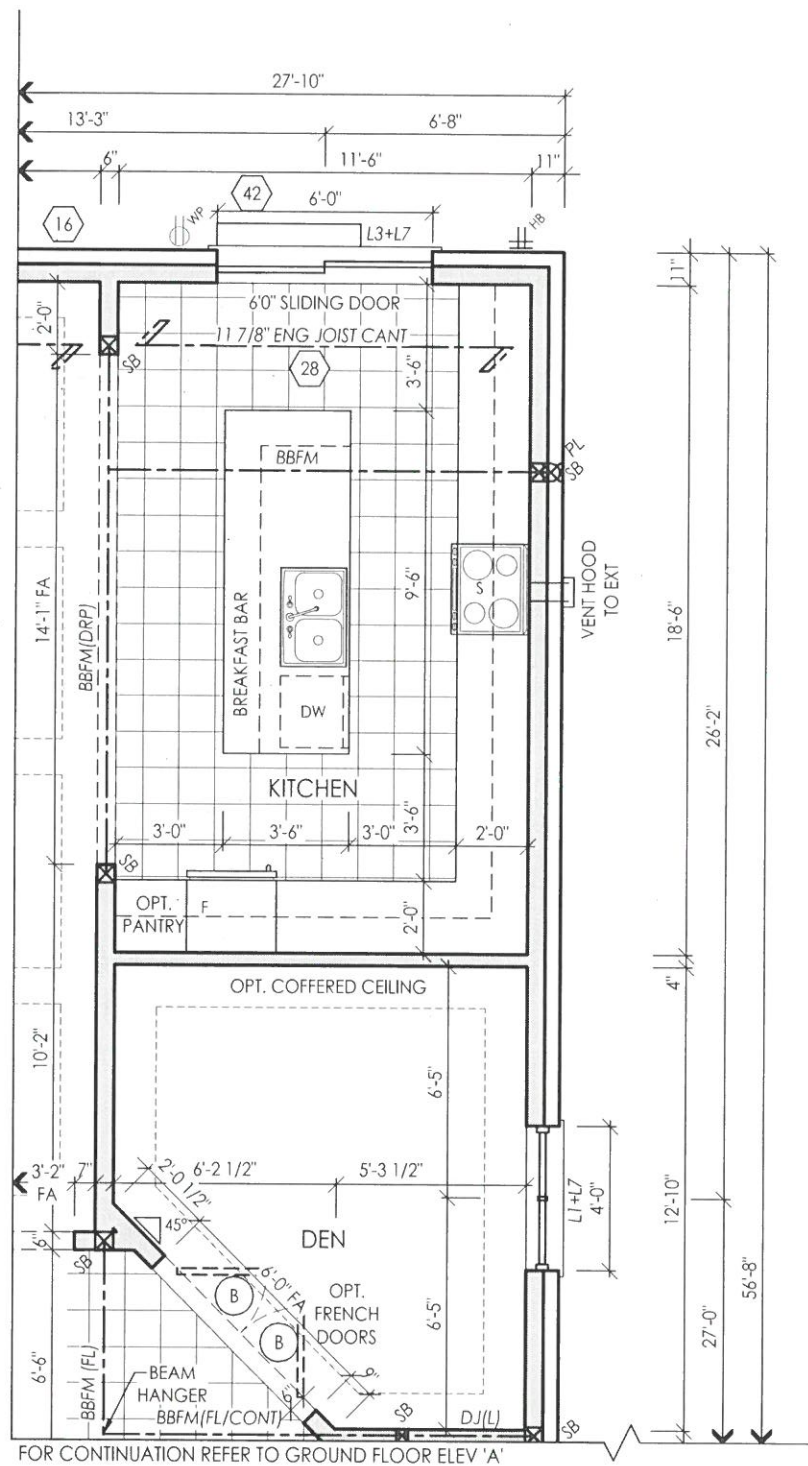
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client: Tice River Homes
 location: Ayr
 project: Legacy
 model: 36-04
 scale: 3/16" = 1'0"
 project #: 17052

page: **A6**



PARTIAL ALT. KITCHEN LAYOUT

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OCT 2 2018



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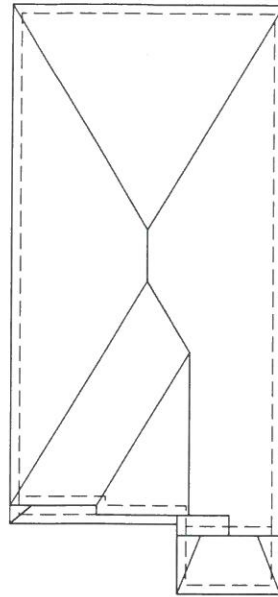
QUALIFIED DESIGNER BCIN: 47245
 FIRM BCIN: 26995
 DATE: *J. Moreno*
 SIGNATURE:

client	Tice River Homes				location	Ayr			
project	Legacy				marketing name				
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model 36-04
 scale 3/16" = 1'0"
 project # 17052

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ROOF PLAN ELEV 'B'

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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

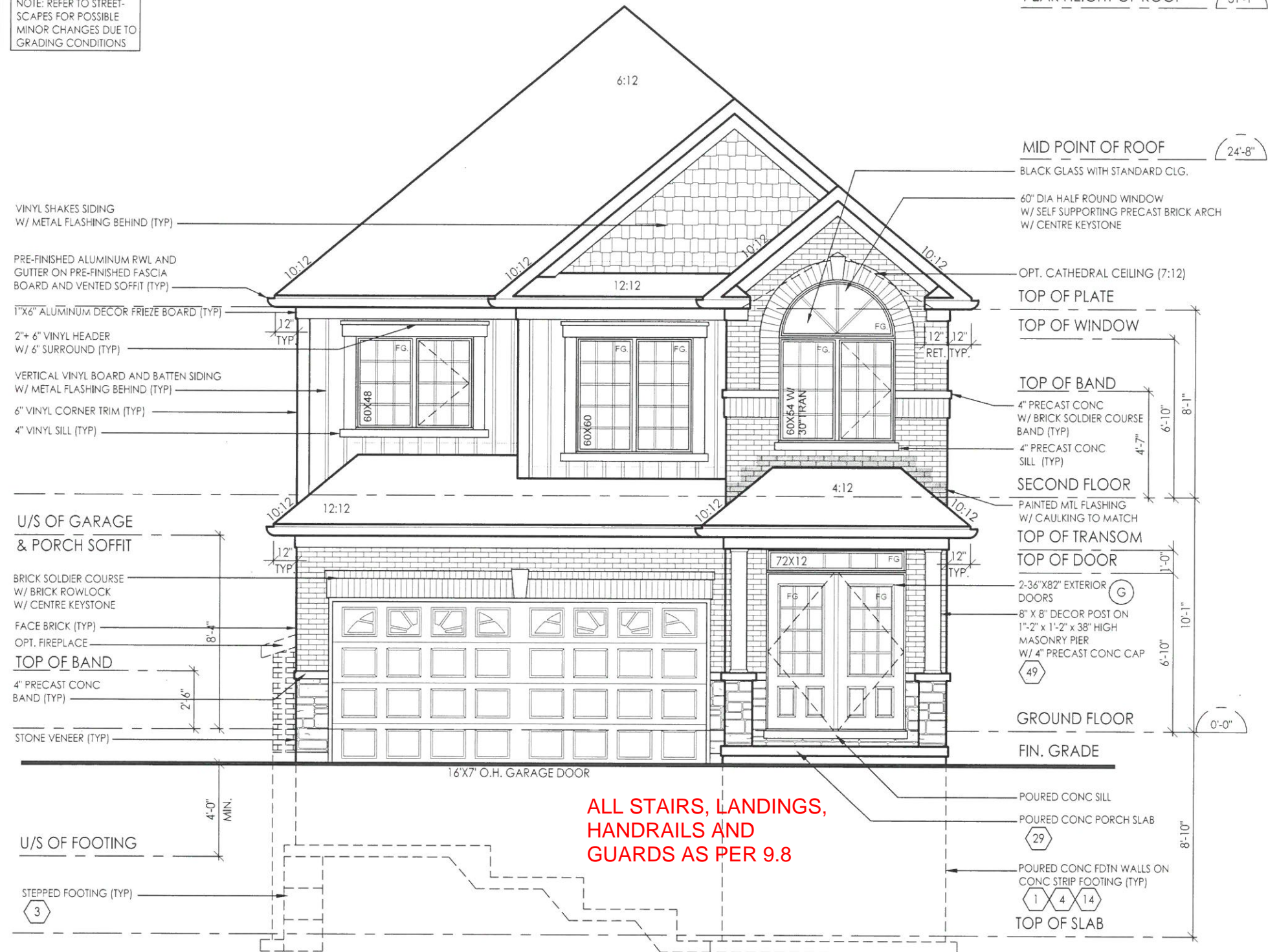
GROSS GLAZING AREA

TOTAL PERIPHERAL WALL AREA	3315.01 SF	307.96 m ²
FRONT GLAZING AREA	82.18 SF	7.63 m ²
LEFT SIDE GLAZING AREA	77.66 SF	7.21 m ²
RIGHT SIDE GLAZING AREA	58.99 SF	5.48 m ²
REAR GLAZING AREA	135.44 SF	12.58 m ²
TOTAL GLAZING AREA	354.27 SF	32.91 m²
TOTAL GLAZING PERCENTAGE	10.69 %	

GROSS GLAZING AREA - W/ OPT WIN

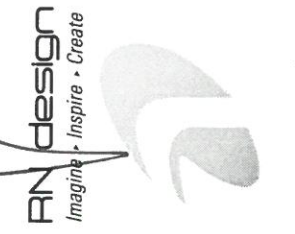
TOTAL PERIPHERAL WALL AREA	3315.01 SF	307.96 m ²
FRONT GLAZING AREA	82.18 SF	7.63 m ²
LEFT SIDE GLAZING AREA	96.32 SF	8.95 m ²
RIGHT SIDE GLAZING AREA	58.99 SF	5.48 m ²
REAR GLAZING AREA	135.44 SF	12.58 m ²
TOTAL GLAZING AREA	372.93 SF	34.65 m²
TOTAL GLAZING PERCENTAGE	11.25 %	

PEAK HEIGHT OF ROOF 31'-1"



FRONT ELEVATION 'B'

ALL STAIRS, LANDINGS, HANDRAILS AND GUARDS AS PER 9.8

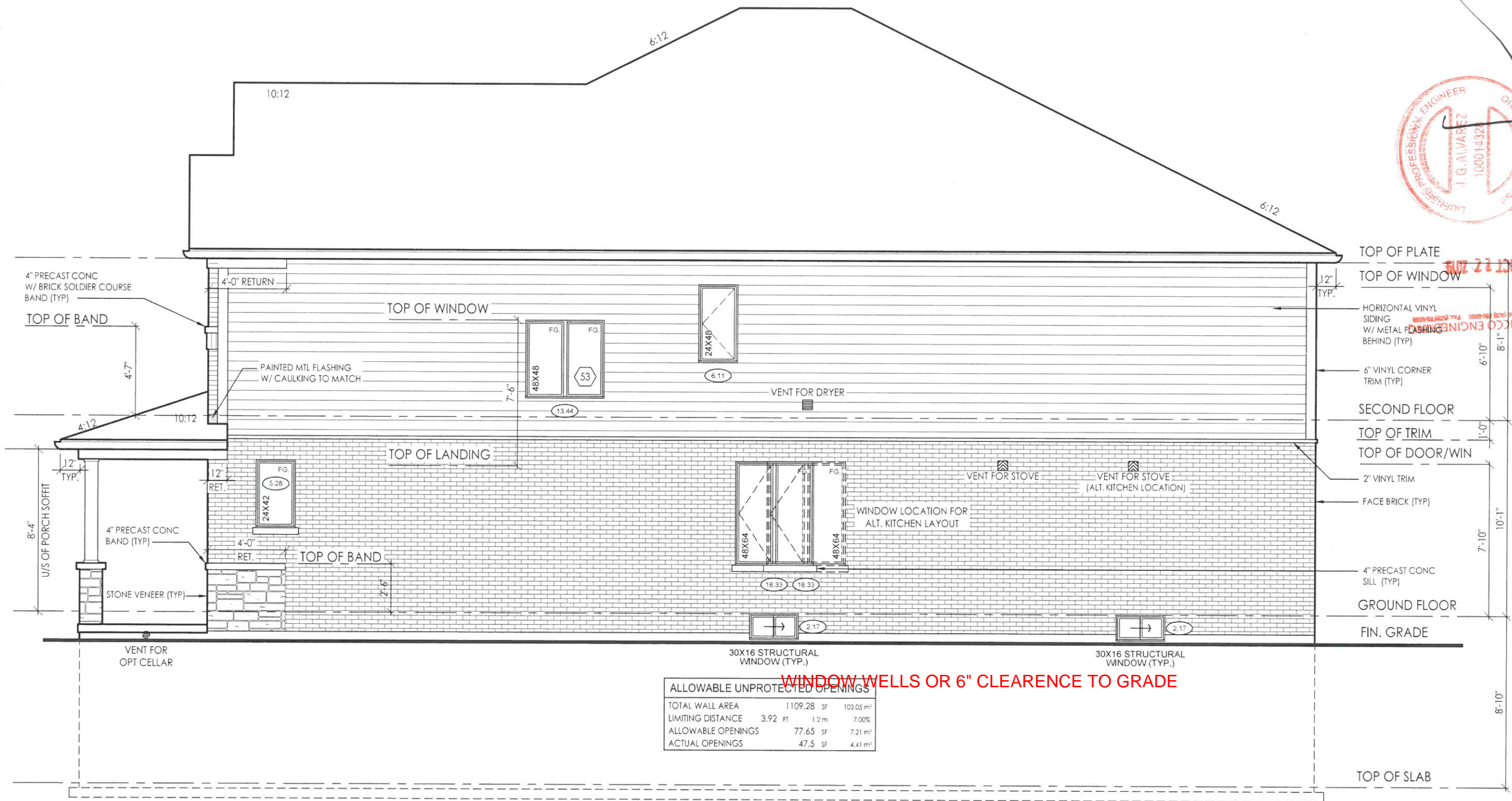


model	36-04							
scale	3/16" = 1'0"							
project #	17052							
location	AYR							
marking name								
client	Tice River Homes							
project	Legacy							
revisions								
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4	REVISED FOR PERMIT							
5								

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QUALIFIED DESIGNER BCIN: 47245
 FIRM BCIN: 26995
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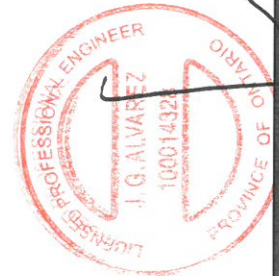
page A11



WINDOW WELLS OR 6" CLEARENCE TO GRADE

ALLOWABLE UNPROTECTED OPENINGS			
TOTAL WALL AREA	1109.28	SF	103.05 m ²
LIMITING DISTANCE	3.92	Ft	1.2 m
ALLOWABLE OPENINGS	77.65	SF	7.21 m ²
ACTUAL OPENINGS	47.5	SF	4.41 m ²

RIGHT SIDE ELEVATION 'B'



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model 36-04
scale 3/16" = 1'0"
project # 17052
page

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location **AYR**

marking name

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1	ISSUED FOR CLIENT REVIEW	23-FEB-18	BU	JM	
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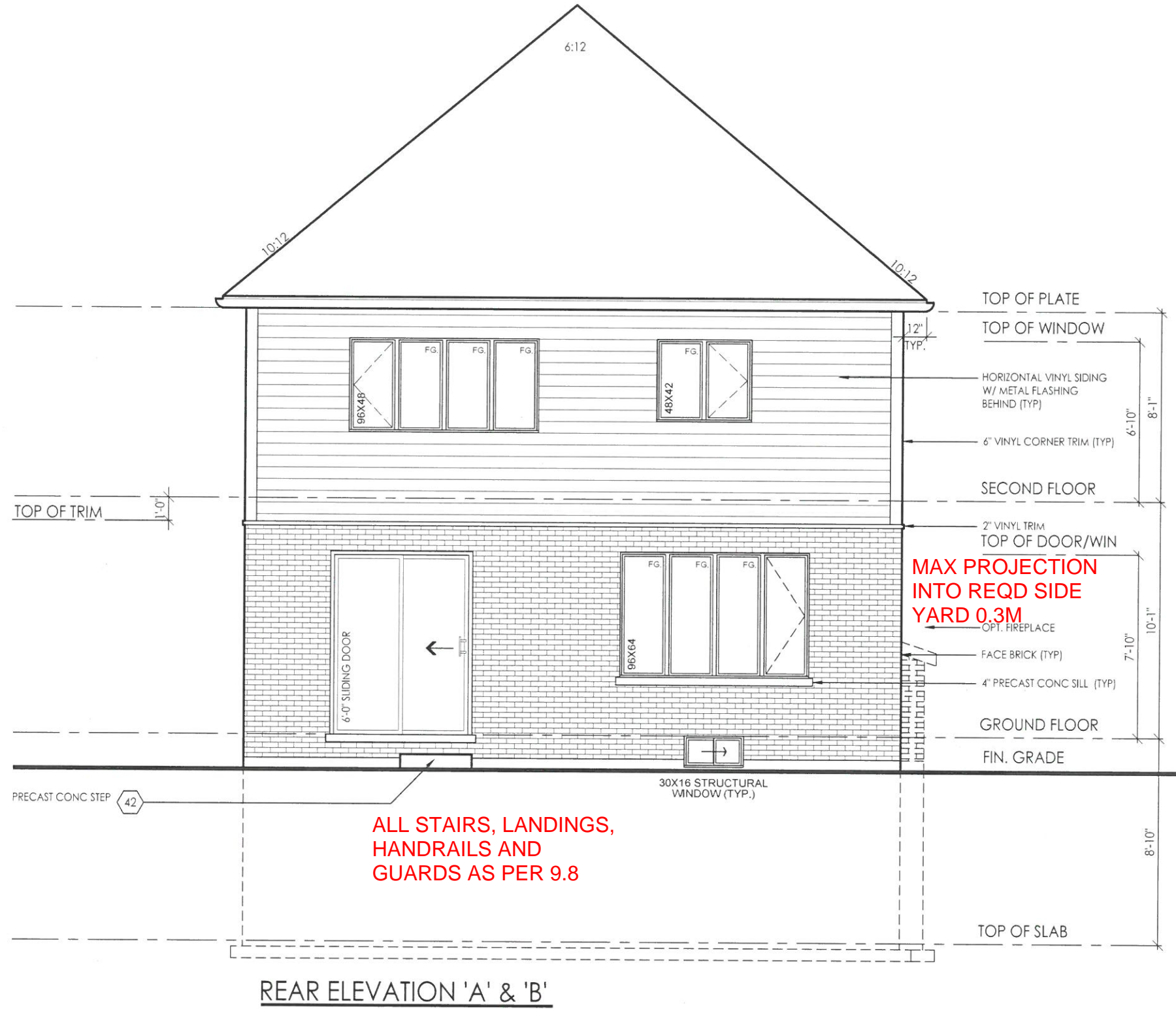
Client: **Tice River Homes**

project: **Legacy**

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DATE: *Jay*
SIGNATURE:

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REAR ELEVATION 'A' & 'B'



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 22 2018
 location: Ayr

model: 36-04
 scale: 3/16" = 10"
 project #: 17052
 page: A9

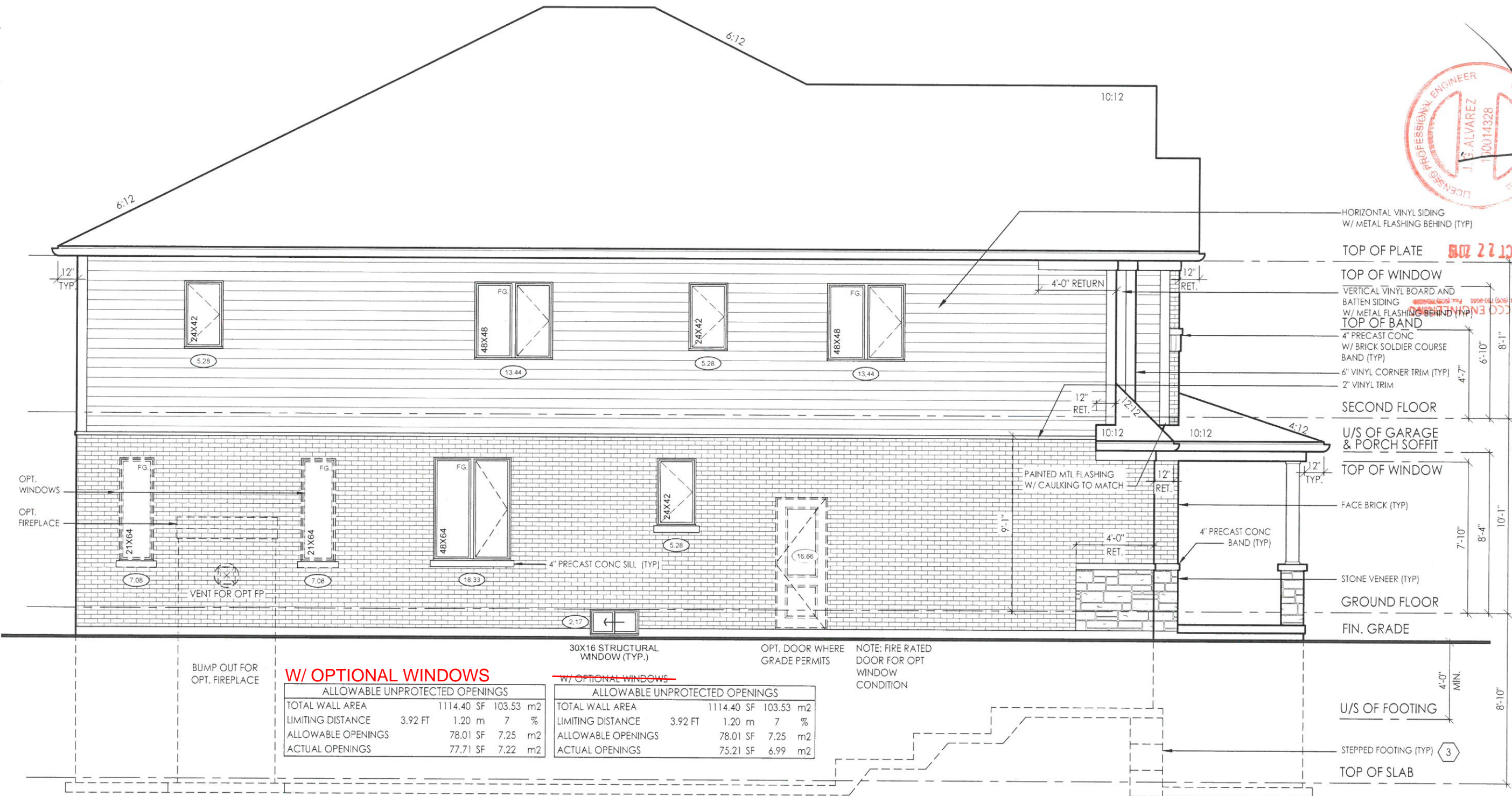
client: Tice River Homes
 project: Legacy

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 FIRM BCIN: 26995
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 SIGNATURE:

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LEFT SIDE ELEVATION 'B'

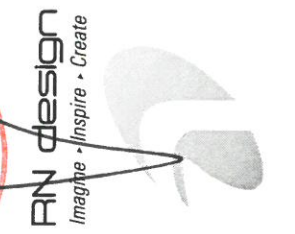
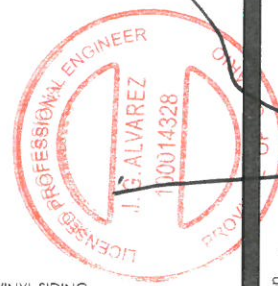
W/ OPTIONAL WINDOWS

ALLOWABLE UNPROTECTED OPENINGS			
TOTAL WALL AREA	1114.40 SF	103.53 m2	
LIMITING DISTANCE	3.92 FT	1.20 m	7 %
ALLOWABLE OPENINGS	78.01 SF	7.25 m2	
ACTUAL OPENINGS	77.71 SF	7.22 m2	

~~W/ OPTIONAL WINDOWS~~

ALLOWABLE UNPROTECTED OPENINGS			
TOTAL WALL AREA	1114.40 SF	103.53 m2	
LIMITING DISTANCE	3.92 FT	1.20 m	7 %
ALLOWABLE OPENINGS	78.01 SF	7.25 m2	
ACTUAL OPENINGS	75.21 SF	6.99 m2	

NOTE: FIRE RATED DOOR FOR OPT WINDOW CONDITION



client: Tice River Homes
 project: Legacy

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

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'-11"(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) NAILS SPACED NOT MORE THAN 12" (300mm) APART OR BOLTED TOGETHER W/ 3/8" (9.52mm) DIA BOLTS SPACED AT 18" (450mm) O.C.

WALL ASSEMBLIES:

FOUNDATION WALL:

O.B.C. 9.15.4.2.
-FOR WALLS NOT EXCEEDING 8'-2" (2500mm) IN LATERALLY SUPPORTED HEIGHT.
-8" (200mm) SOLID 2200psi (15MPa) CONCRETE
-MAX. UNSUPPORTED HEIGHT OF 3'-11" (1200mm) & MAX. SUPPORTED HEIGHT OF 7'-0" (2150mm) MEASURED FROM GRADE TO FINISHED BASEMENT FLOOR.

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

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

TYPICAL STRIP FOOTING: (INTERIOR BEARING WALLS)

O.B.C. 9.15.3.6.
-1 STOREY MASONRY -16" X 4" (410mm X 100mm)
-1 STOREY STUD -12" X 4" (305mm X 100mm)
-2 STOREY MASONRY -26" X 9" (650mm X 230mm)
-2 STOREY STUD -18" X 5" (450mm X 130mm)
-3 STOREY MASONRY -36" X 14" (900mm X 360mm)
-3 STOREY STUD -24" X 8" (600mm X 200mm)

STEP FOOTING:

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

DRAINAGE TILE OR PIPE:

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

-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:

-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

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 7/8" (200mm) SOLID.

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

FOUNDATION WALLS @ UNSUPPORTED OPENINGS:

-2-20M BARS IN TOP PORTION OF WALL (UP TO 8'-0" OPENING)
-3-20M BARS IN TOP PORTION OF WALL (8'-0" TO 10'-0" OPENING)
-4-20M BARS IN TOP PORTION OF WALL (10'-0" TO 15'-0" OPENING)
-BARS STACKED VERTICALLY AT INTERIOR FACE APPROX 4" TO 6" APART.
-BARS TO HAVE MIN. 2" (50mm) CONCRETE COVER
-BARS TO EXTEND 2'-0" (600mm) BEYOND BOTH SIDES OF OPENING.

DAMP PROOFING & WATERPROOFING:

-DAMP PROOF THE EXTERIOR FACE OF WALL BELOW GRADE AS PER O.B.C. 9.13.2.
-WHERE INSULATION EXTENDS TO MORE THAN 2'-11" (900mm) BELOW GRADE. A FDN. WALL DRAINAGE LAYER SHALL BE PROVIDED IN CONFORMANCE TO O.B.C. 9.14.2.1.(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.

FRAME WALL CONSTRUCTION:

O.B.C. 9.23.
-SIDING OR STUCCO AS PER ELEVATIONS, MIN. 7/8" (200mm) FROM FINISHED GRADE (O.B.C. 9.28.1.4. & 9.27.1)
-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.
-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" (38mm X 140mm) STUDS ARE REQUIRED TO BE SPACED @ 12" (300mm) O.C.

FRAME WALL CONSTRUCTION @ GARAGE:

O.B.C. 9.23.
-SIDING OR STUCCO AS PER ELEVATIONS, MIN. 7/8" (200mm) FROM FINISHED GRADE (O.B.C. 9.28.1.4. & 9.27.1)
-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.
-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" (38mm X 89mm) STUDS ARE REQUIRED TO BE SPACED @ 12" (300mm) O.C.
-FOR 3 FLOORS SUPPORTED ABOVE, 2" X 6" (38mm X 140mm) STUDS ARE REQUIRED TO BE SPACED @ 12" (300mm) O.C.

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

O.B.C. SB-3 WALL = EW1b (STC = N/A, FIRE = 45 MIN)
FOR 45 MINUTE FIRE RATED WALL REQUIREMENTS SUBSTITUTE AND/OR ADD THE FOLLOWING MATERIALS:
-REPLACE R22 (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.

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
-PROVIDE WEEP HOLES @ 2'-7" (800mm) O.C. @ BTM. COURSE & OVER OPENINGS
-BASE FLASHING UP TO 5 7/8" (150mm) BEHIND WALL SHEATHING MEMBRANE (O.B.C. 9.20.13.6.(2))
-BRICK OR STONE SILLS UNDER OPENINGS, FLASHING UNDER
-1" (25mm) AIR SPACE
-WALL SHEATHING MEMBRANE AS PER O.B.C. 9.27.3.2.
-1/4" (6mm) PLYWOOD (EXTERIOR TYPE) OR EQUIVALENT AS PER O.B.C. 9.23.16.
-2" X 4" (38mm X 89mm) WOOD STUDS @ 16" (400mm) O.C.
-1/2" (12.7mm) GYPSUM BOARD
NOTE - SUPPORT FOR 2 + 3 FLOORS ABOVE - O.B.C. T.9.23.10.1. =
-FOR 2 FLOORS SUPPORTED ABOVE, 2" X 4" (38mm X 89mm) STUDS ARE REQUIRED TO BE SPACED @ 12" (300mm) O.C.
-FOR 3 FLOORS SUPPORTED ABOVE, 2" X 6" (38mm X 140mm) STUDS ARE REQUIRED TO BE SPACED @ 12" (300mm) O.C.

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

O.B.C. SB-3 WALL = EW1b (STC = N/A, FIRE = 45 MIN)
FOR 45 MINUTE FIRE RATED WALL REQUIREMENTS SUBSTITUTE AND/OR ADD THE FOLLOWING MATERIALS:
-ADD R15 (RSI 2.64) 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.

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
-1/2" (12.7mm) GYPSUM BOARD BOTH SIDES.

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.
-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.
-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 - 3/4" (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.

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.
-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.

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
-DOUBLE TOP PLATES FASTENED TOGETHER WITH 3" (76mm) AT 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. 9.25.3. & 9.25.9.

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 ALUMINIUM SOFFIT

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.

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
ONTARIO REGULATION 332/12 OBC, AMMENDMENT O. REG. 139/17 JAN 1, 2018
File: D:\ocadm\projects\17052\Architectural\Modell\36\17052-36-04-FINAL.dwg Plotted: Oct 18, 2019 8:45:00

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

Table with 7 columns: #, revisions, date, dwn, chk, #, revisions, date, dwn, chk. Contains 5 rows of revision history.

location Ayr

marketing name

RN design Imagine - Inspire - Create

model 36-04

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

page

D1

PICCO ENGINEERING INC. Tel: (905) 709-9888 Fax: (905) 709-9899

OCT 2 2019

Licensed Professional Engineer J. G. ALVAREZ 700014328

25 DOUBLE MASONRY WYTHE WALL:
 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 AREA.

25a CORBEL MASONRY VENEER:
 -MASONRY VENEER TO BE CORBELLED AS PER O.B.C. 9.20.12.3.(1)

FLOOR ASSEMBLIES:

26 SILL PLATE:
 O.B.C. 9.23.7.
 -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.

27 BRIDGING & STRAPPING:
 O.B.C. 9.23.9.4.
 a) STRAPPING
 -1" X 3" (19mm X 64mm) NAILED TO U/S OF JOISTS @ MAX. 6'-11" (2100mm) O.C.
 -FASTENED TO SILL OR HEADER @ ENDS
 b) BRIDGING
 -1" X 3" (19mm X 64mm) OR 2" X 2" (38mm X 38mm) CROSS BRIDGING @ MAX. 6'-11" (2100mm) O.C.
 c) BRIDGING & STRAPPING
 -a) & b) USED TOGETHER OR
 -1 1/2" (38mm) 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
 -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"

30 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 CEILING AREA)
 -ADD R31 (RSI 5.46) INSULATION BETWEEN JOISTS
 -ADD CONTINUOUS AIR/VAPOUR BARRIER IN CONFORMANCE W/ O.B.C. 9.25.3. & 9.25.4.
 -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.)

30a 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. & 9.25.4.
 -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.)

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 LAYOUT)
 -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:
 -R60 (RSI 10.56) INSULATION
 -CONTINUOUS AIR/VAPOUR BARRIER IN CONFORMANCE W/ O.B.C. 9.25.3. & 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.)

32a 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

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.M.** 47245
 FIRM BCIN: 26995
 DATE: _____
 SIGNATURE: _____

33 CONVENTIONAL FRAMING:
 O.B.C. TABLE A6 OR A7
 -2" X 6" (38mm X 140mm) RAFTERS @ 16" (400mm) O.C. MAX. SPAN 12'-9" (3890mm)
 -2"x4" (38mm X 89mm) COLLAR TIES AT MIDSPANS
 -CEILING JOISTS TO BE 2" X 6" (38mm X 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.
 -MAX. RISE = 7-7/8" (200mm)
 -MIN. RUN = 8-1/4" (210mm)
 -MIN. TREAD = 9-1/4" (235mm)
 -MAX. NOSING = 1" (25mm)
 -MIN. HEADROOM = 6'-5" (1950mm)
 -MIN. WIDTH = 2'-10" (860mm) (BETWEEN WALL FACES)
 -MIN. WIDTH = 2'-11" (900mm) (EXIT STAIRS, BETWEEN GUARDS)
 ANGLED TREADS:
 -MIN. RUN = 5 7/8" (150mm)
 -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

HANDRAILS:
 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 DOORWAYS, 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 WIDTH OF THE STAIR

35a PUBLIC STAIRS:
 O.B.C. 9.8.4.
 -MAX. RISE = 7-3/32" (180mm)
 -MIN. RUN = 11" (280mm)
 -MIN. TREAD = 11" (280mm)
 -MAX. NOSING = 1" (25mm)
 -MIN. HEADROOM = 6'-9" (2050mm)
 -MIN. WIDTH = 2'-11" (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

HANDRAILS:
 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)
 -TWO HANDRAILS ARE REQUIRED ON CURVED STAIRS OF ANY WIDTH
 -HANDRAILS ARE TO BE CONTINUOUS INCLUDING AT LANDINGS EXCEPT WHERE INTERRUPTED BY DOORWAYS OR NEWEL 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 WIDTH OF THE STAIR

TERMINATION:
 O.B.C. 9.8.7.3
 -ONE HAND RAIL SHALL EXTEND HORIZONTALLY NOT LESS THAN 11 3/4" (300mm) BEYOND THE TOP & BOTTOM OF EACH STAIR

FINISH:
 O.B.C. 9.8.9.6
 -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 DEMARCATHE THE LEADING EDGE OF THE TREADS, LANDING AND THE BEGINNING AND END OF A RAMP.

36 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

36a EXTERIOR GUARDS:
 O.B.C. SB-7 & 9.8.8.3.
 -GUARDS ARE REQUIRED WHEN WALKING SURFACE TO GRADE IS GREATER THAN 23 5/8" (600mm).
 -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

36b EXTERIOR GUARDS @ JULIET BALCONY:
 -FOR RAILING SPANNING MAXIMUM OF 6'-0".
 -PROVIDE PREFIN. METAL RAILING W/ 76mm VERTICAL OPENING TO CONFORM WITH O.B.C. APPENDIX A-9.8.8.5.
 -GUARDS TO BE 3'-6" (1070mm)
 -FOR DWELLING UNITS GUARDS TO BE 2'-11" (900mm) WHERE FLOOR TO GRADE DIFFERENCE IS LESS THAN 5'-11" (1800mm) AS PER O.B.C. 9.8.8.2. OR
 -FOR DWELLING UNITS GUARDS TO BE 3'-6" WHERE FLOOR TO GRADE DIFFERENCE IS 5'-11" (1800mm) OR GREATER AS PER O.B.C. 9.8.8.2.
 -VERTICAL END RAILING ANCHORED TO CORNER DOUBLE STUDS USING 3 ROWS OF 3/8"Ø MIN. ANCHOR BOLTS EQUALLY SPACED WITH 3" MIN. EMBEDMENT TO STUDS.
 -PROVIDE SAME ANCHOR BOLTS @ 36" O.C. FOR BASE PLATE CONNECTION.

37 -LINEN CLOSET 4 SHELVES MIN. 1'-2" (350mm) DEEP
38 -WASHROOMS TO BE MECHANICALLY VENTED TO PROVIDE AT LEAST ONE AIR CHANGE PER HOUR. O.B.C.- 9.32.1.3.(3)
39 -CAPPED DRYER VENT

40 -1"x2" (19mm X 38mm) BOTH SIDES OF STEEL.
41 -WOOD FRAMING MEMBERS SUPPORTED ON CONCRETE IN CONTACT WITH GROUND OR FILL SHALL BE PRESSURE TREATED OR SEPARATED FROM CONCRETE W/ 6 mil POLYETHYLENE.

42 -PRECAST CONC. STEP
 -2 RISERS MAXIMUM PERMITTED TO BE LAID ON GROUND
44 -SMOKE ALARM, O.B.C.- 9.10.19.
 -PROVIDE 1 ON EACH FLOOR INCLUDING BASEMENTS
 -PROVIDE 1 IN EACH BEDROOM
 -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

45 -CARBON MONOXIDE ALARM (CMA), O.B.C.- 9.33.4.
 -WHERE THERE IS A FUEL BURNING APPLIANCE A CMA SHALL BE PROVIDED ADJACENT TO EACH SLEEPING AREA.
 -CMA TO BE WIRED IN CIRCUIT TO SOUND SMOKE ALARMS WHEN ACTIVATED.

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

47 -GARAGE MAIN DOORS TO BE GAS PROOFED WITH SELF CLOSER, WEATHERSTRIPPING, THRESHOLD & DEAD BOLT PER O.B.C. 9.10.13.15. -R4 (RSI 0.70)
48 -TRAVEL FROM A FLOOR LEVEL TO AN EXIT OR EGRESS DOOR SHALL BE LIMITED TO ONE FLOOR EXCEPT:
 1) WHERE THAT FLOOR LEVEL HAS ACCESS TO A BALCONY OR
 2) WHERE THAT FLOOR LEVEL HAS A WINDOW PROVIDING AN UNOBSTRUCTED OPENING OF NOT LESS THAN 3'-3" (1000mm) IN HEIGHT AND 21 5/8" (550mm) IN WIDTH; SUCH WINDOW SHALL BE LOCATED SO THAT THE SILL IS NOT MORE THAN 3'-3" (1000mm) ABOVE FLOOR AND 23'-0" (7.0m) ABOVE ADJACENT GROUND LEVEL.

49 EXTERIOR COLUMN W/ MASONRY PIER:
 -MIN. 6"x6" (140mm X 140mm) WOOD POST ANCHORED TO PORCH SLAB W/ METAL SADDLE.
 -TOP PORTION OF POST CLAD W/ DECOR. SURROUND PER ELEVATION DRAWINGS.
 -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.
 -3/4" AIR SPACE AROUND POST.
 OR
 -MIN. 6"x6" (140mm X 140mm) WOOD POST CLAD W/ DECOR. SURROUND (PER ELEVATION DRAWINGS) ANCHORED TO CONC. CAP W/ METAL SADDLE.
 -MASONRY PIER TO BE CONSTRUCTED SOLID W/ PRECAST CONCRETE CAP. 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.

49a EXTERIOR COLUMN:
 -MIN. 6"x6" (140mm X 140mm) WOOD POST CLAD W/ DECOR. SURROUND (PER ELEVATION DRAWINGS) ANCHORED TO PORCH SLAB W/ METAL SADDLE
 NOTE: DECORATIVE STRUCTURAL COLUMNS MAY REPLACE 6" X 6" ABOVE PROVIDED THAT THEY ARE IN ACCORDANCE WITH O.B.C. 9.17.4.
50 COLD CELLARS:
 FOR COLD CELLARS PROVIDE THE FOLLOWING:
 -VENTING AREA TO BE EQUIVALENT TO 0.2% OF COLD CELLAR AREA.
 -COVER VENT W/ BUG SCREEN
 -WALL MOUNTED LIGHT FIXTURE
 -L1+L7 FOR DOOR OPENING
 -2'-8" X 6'-8" EXTERIOR TYPE DOOR (MIN.R-4 RSI 0.7)
 -INSULATE FULL HEIGHT OF INTERIOR BASEMENT WALL W/ R20 (RSI 3.52) CONTINUOUS INSULATION (ZONE 1 OBC SB-12.3.1.1.2.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

51 STUD WALL REINFORCEMENT:
 O.B.C. 9.5.2.3.
 -WALL STUDS ADJACENT TO WATER CLOSETS & SHOWER BATH TUBS IN MAIN BATHROOM ARE TO BE REINFORCED TO PERMIT THE FUTURE INSTALLATION OF GRAB BARS AS PER O.B.C. 3.8.3.8.(3)(a)&(c) & 3.8.3.13.(2)(f) & 3.8.3.13.(4)(c)
 -GRAB BARS TO BE INSTALLED AS PER O.B.C. 9.8.7.7.(2)

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

PICCO ENGINEERING
 INC. 100014328
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location: **Ayr**

marketing name: **Legacy**

model: **36-04**

scale: **3/16" = 1'0"**

project #: **17052**

page: **D2**

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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					

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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:

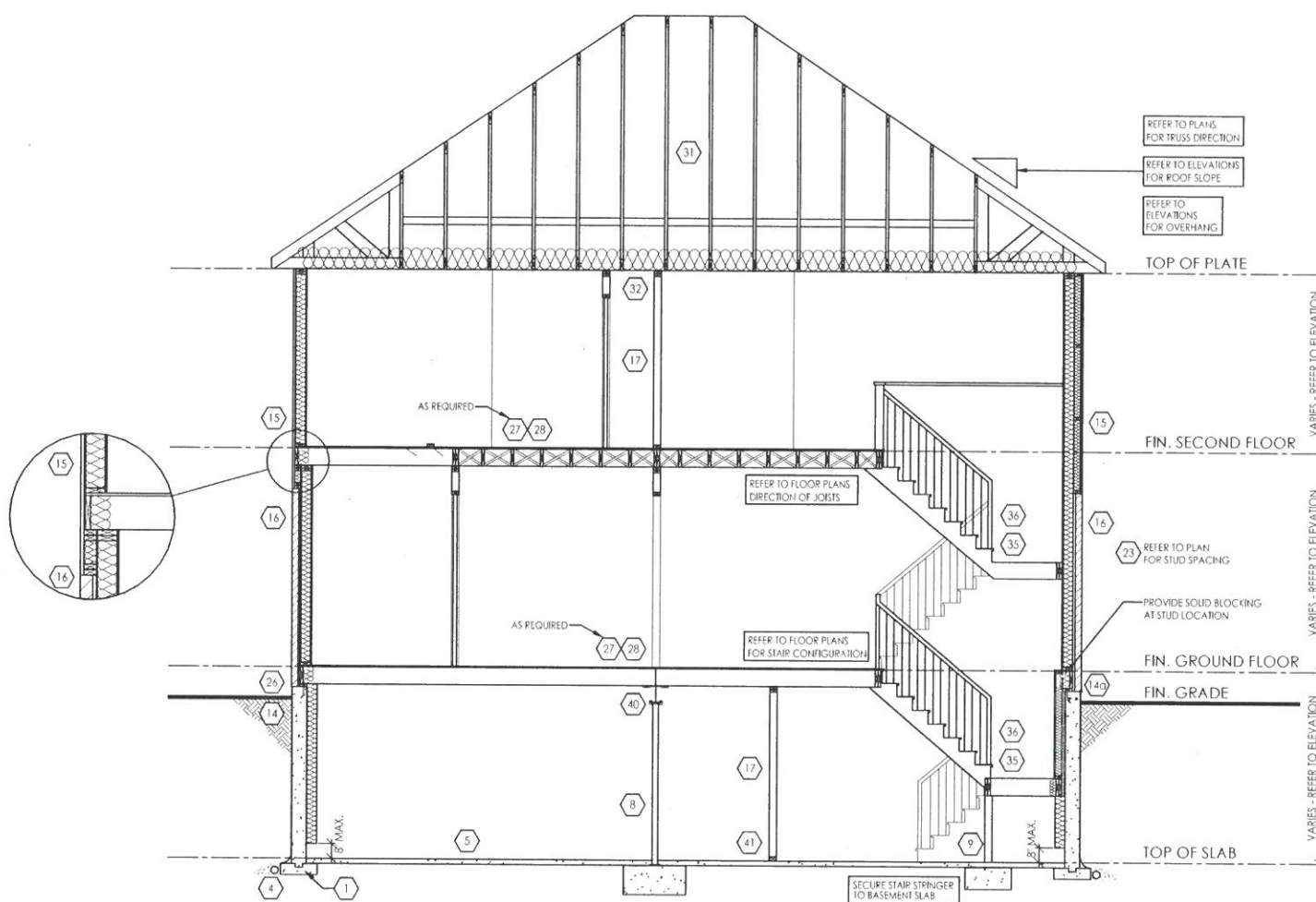
- REQUIRED AS PER OBC 9.29.2.1.

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

- 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" 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
- WATERPROOF DUPLEX OUTLET
- VENTS AND INTAKES
- HOSE BIB
- EXHAUST FAN
- COLD CELLAR VENT
- STOVE VENT
- FIRE PLACE VENT
- DRYER VENT
- CARBON MONOXIDE ALARM (CMA)
- 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
- 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

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

marking name

#	revisions	date	dwn	chk	#	revisions	date	dwn	chk
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