

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

Areas:

	ELEVATION 'A'		ELEVATION 'B'	
	SF	SM	SF	SM
GROUND FLOOR	919.5	85.4	919.5	85.4
SECOND FLOOR	1274.3	118.4	1260.9	117.1
TOTAL AREA	2193.8	203.8	2180.4	202.6
COVERAGE INC PORCH	1364.3	126.7	1364.3	126.7
COVERAGE NOT INC PORCH	1309.3	121.6	1309.3	121.6

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

P.L. ENGINEERING

2018



location
Ayr

RN design
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model
36-02

scale
3/16" = 1'0"

project #
17052

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

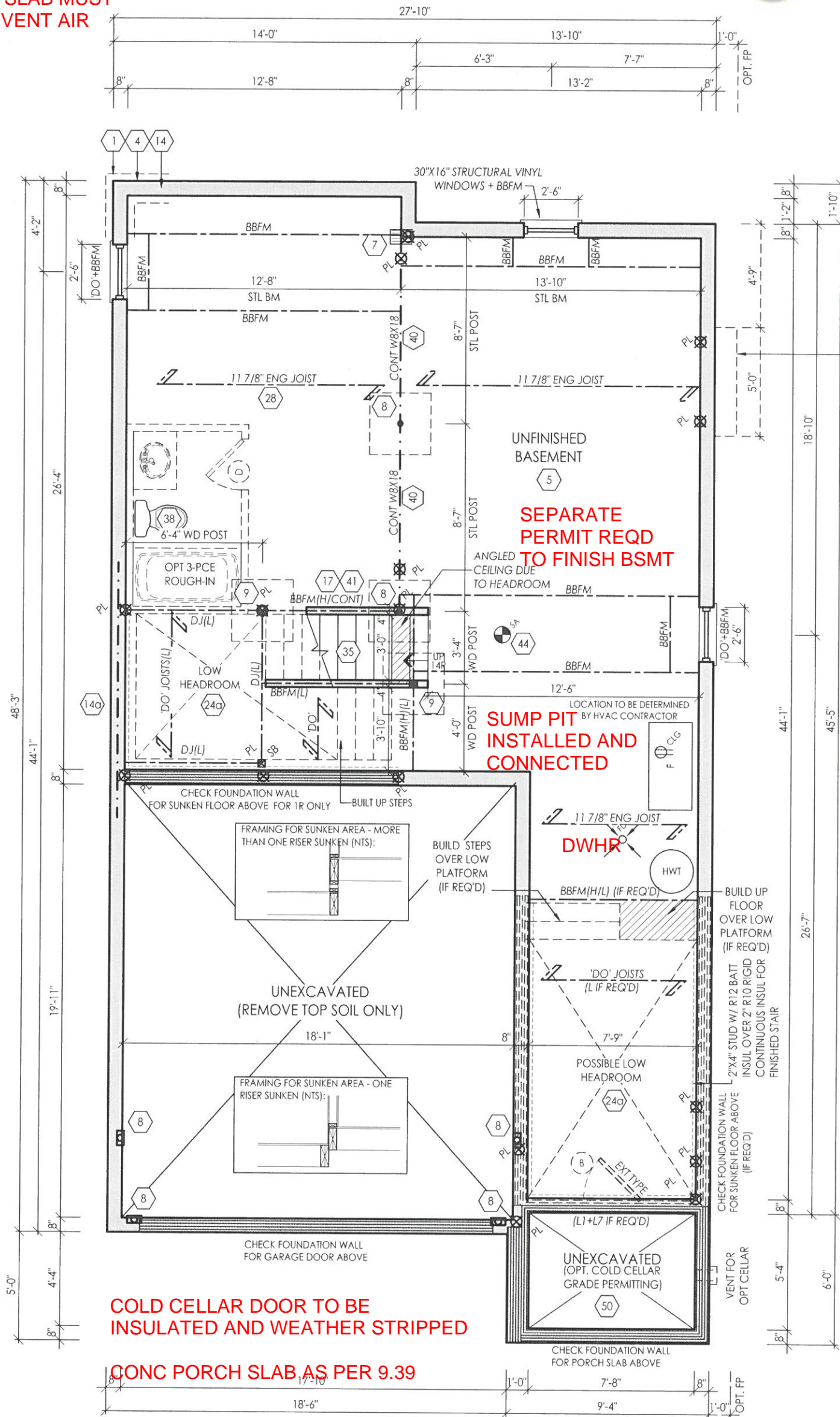
project
Legacy

#	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					

page

A0

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



FOUNDATION FOR OPT. FIREPLACE
MAX PROJECTION INTO REQD SIDE YARD 0.3M

SEPARATE PERMIT REQD TO FINISH BSMT

SUMP PIT INSTALLED AND CONNECTED

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 FLOOR ELEV. 'A' & 'B'

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

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

ENGINEERING
PROFESSIONAL ENGINEER
J. G. AVAREZ
1000 4328
PROVINCE OF ONTARIO

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client	Tice River Homes	location	Ayr						
project	Legacy	marketing name							
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5	RE-ISSUED FOR PERMIT	18-OCT-19	ES	ES					

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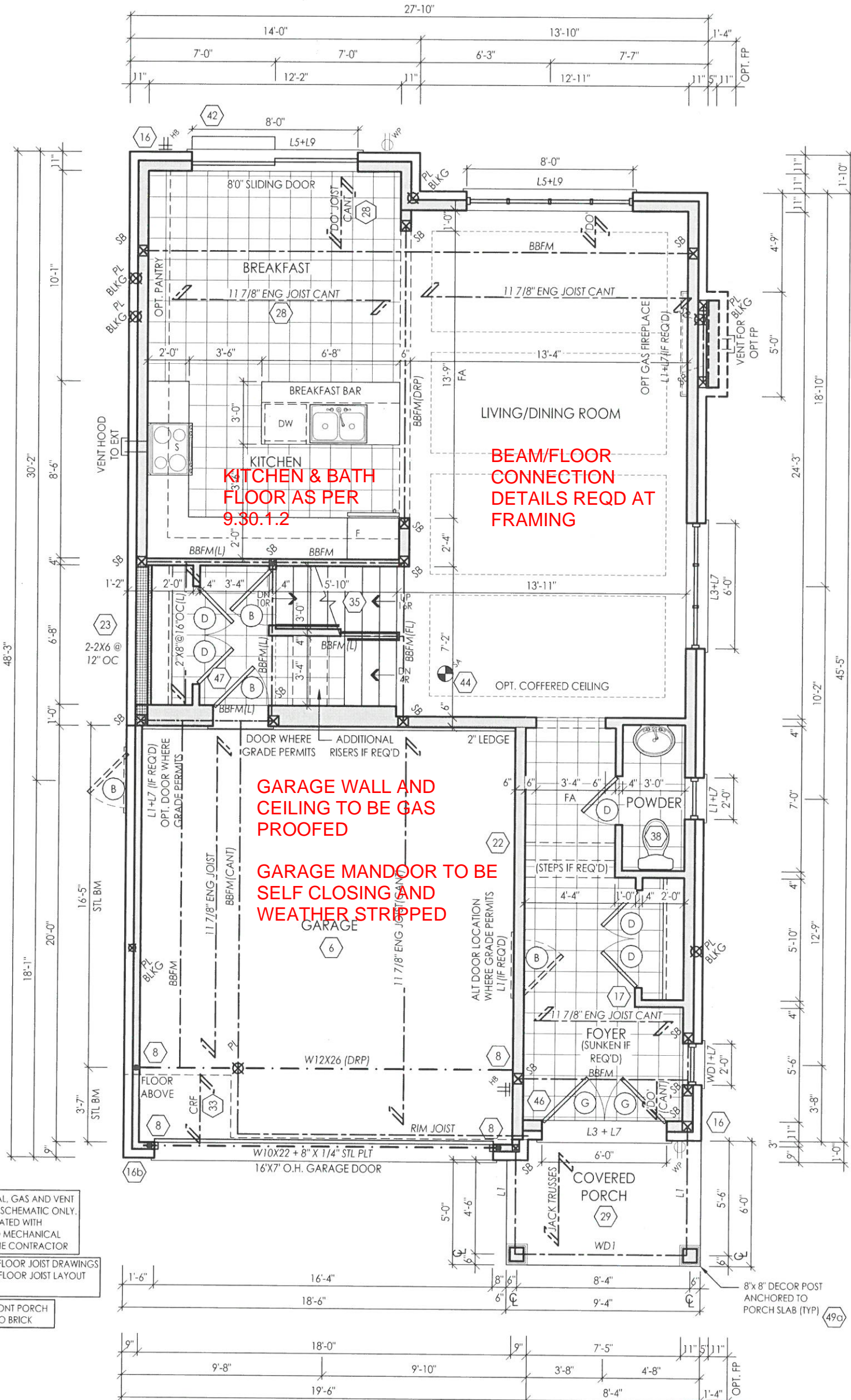
model 36-02
scale 3/16" = 1'0"
project # 17052

BEAM AND LINTEL
SIZES TO BE NOTED ON
FUTURE PLANS

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



The TOWNSHIP of
NORTH DUMFRIES



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
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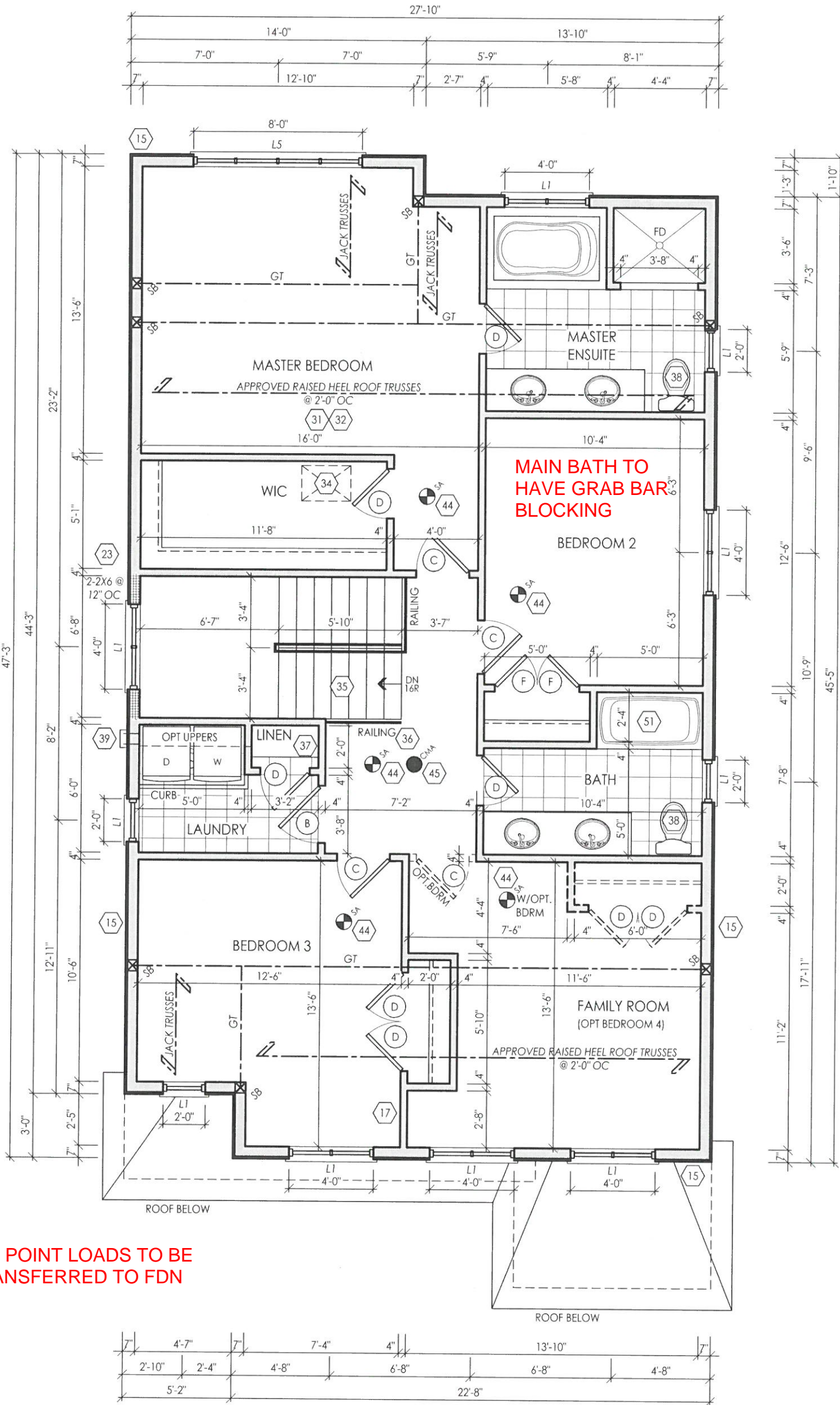
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OCT 11 2019



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.



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

ALL POINT LOADS TO BE TRANSFERRED TO FDN

SECOND FLOOR ELEV. 'A'

NOTE: REFER TO TRUSS DRAWINGS FOR APPROVED TRUSS LAYOUT

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Tice River Homes

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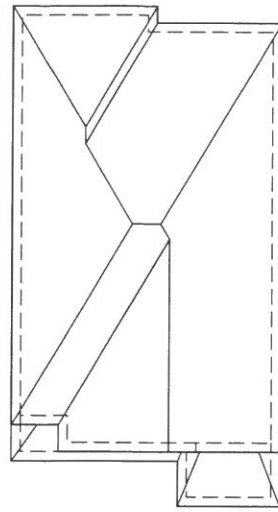
model
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17052

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ROOF PLAN ELEV 'A'

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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

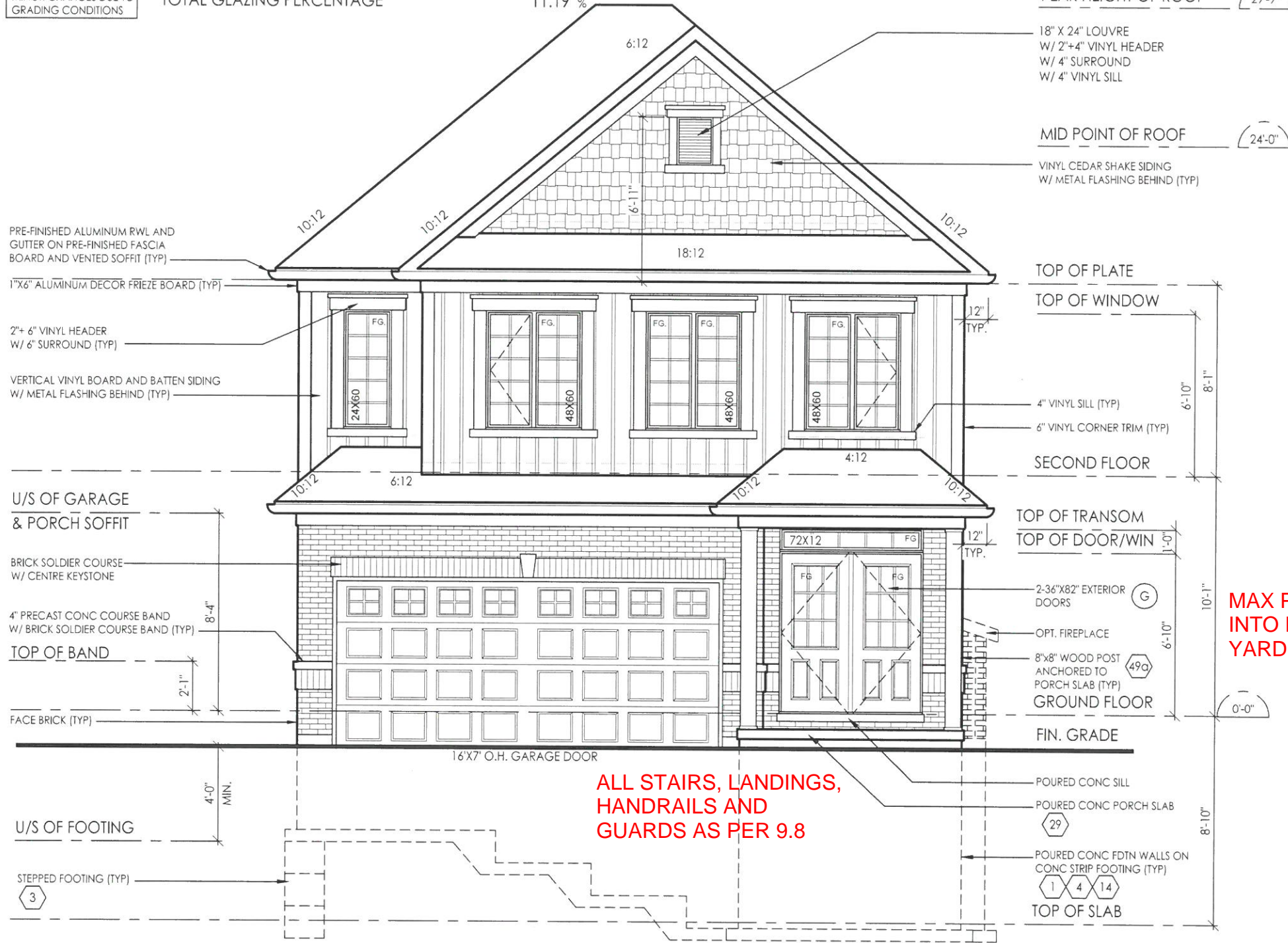
NOTE: REFER TO STREET SCAPES FOR POSSIBLE MINOR CHANGES DUE TO GRADING CONDITIONS

GROSS GLAZING AREA

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



The TOWNSHIP of NORTH DUMFRIES



PRE-FINISHED ALUMINUM RWL AND GUTTER ON PRE-FINISHED FASCIA BOARD AND VENTED SOFFIT (TYP)

1"x6" ALUMINUM DECOR FRIEZE BOARD (TYP)

2" x 6" VINYL HEADER W/ 6" SURROUND (TYP)

VERTICAL VINYL BOARD AND BATTEN SIDING W/ METAL FLASHING BEHIND (TYP)

U/S OF GARAGE & PORCH SOFFIT

BRICK SOLDIER COURSE W/ CENTRE KEYSTONE

4" PRECAST CONC COURSE BAND W/ BRICK SOLDIER COURSE BAND (TYP)

TOP OF BAND

FACE BRICK (TYP)

U/S OF FOOTING

STEPPED FOOTING (TYP)

3

FRONT ELEVATION 'A'

ALL STAIRS, LANDINGS, HANDRAILS AND GUARDS AS PER 9.8

PEAK HEIGHT OF ROOF (29'-9")

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

MID POINT OF ROOF (24'-0")

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

TOP OF PLATE

TOP OF WINDOW

4" VINYL SILL (TYP)

6" VINYL CORNER TRIM (TYP)

SECOND FLOOR

TOP OF TRANSOM

TOP OF DOOR/WIN

2-36"x82" EXTERIOR DOORS

OPT. FIREPLACE

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

GROUND FLOOR

FIN. GRADE

POURED CONC SILL

POURED CONC PORCH SLAB

POURED CONC FDN WALLS ON CONC STRIP FOOTING (TYP)

TOP OF SLAB

MAX PROJECTION INTO REQD SIDE YARD 0.3M



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project Legacy

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 FIRM BCIN: 26995
 DATE: July
 SIGNATURE:

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		25-FEB-18	RU	23-APR-18	LO	20-JUL-18	WU	18-OCT-18	ES
1	ISSUED FOR CLIENT REVIEW								
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5	REISSUED FOR PERMIT								

model 36-02

scale 3/16" = 1'0"

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

RIGHT SIDE ELEVATION 'A'



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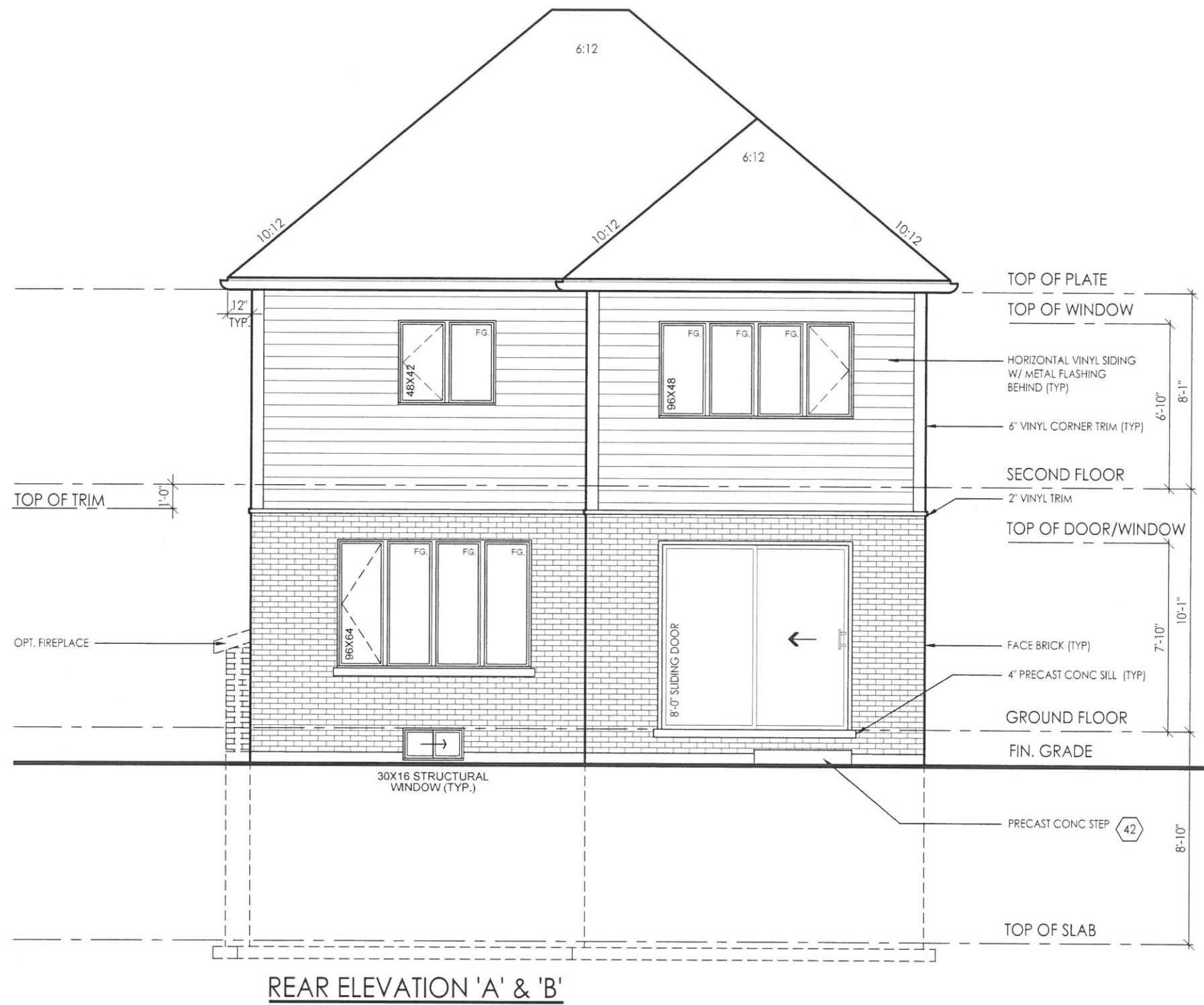
TO ENGINEERING
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#	revisions	date		dwn	chk	#	revisions				
		23-FEB-18	RU					JM	23-APR-18	LO	JM
1	ISSUED FOR CLIENT REVIEW										
2	REVISED PER TRUSS COORDINATION										
3	REVISED PER ENGINEER COMMENTS & ISSUED FOR PERMIT										
5	RESUBMITTED FOR PERMIT										

client Tice River Homes
project Legacy

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27 2018
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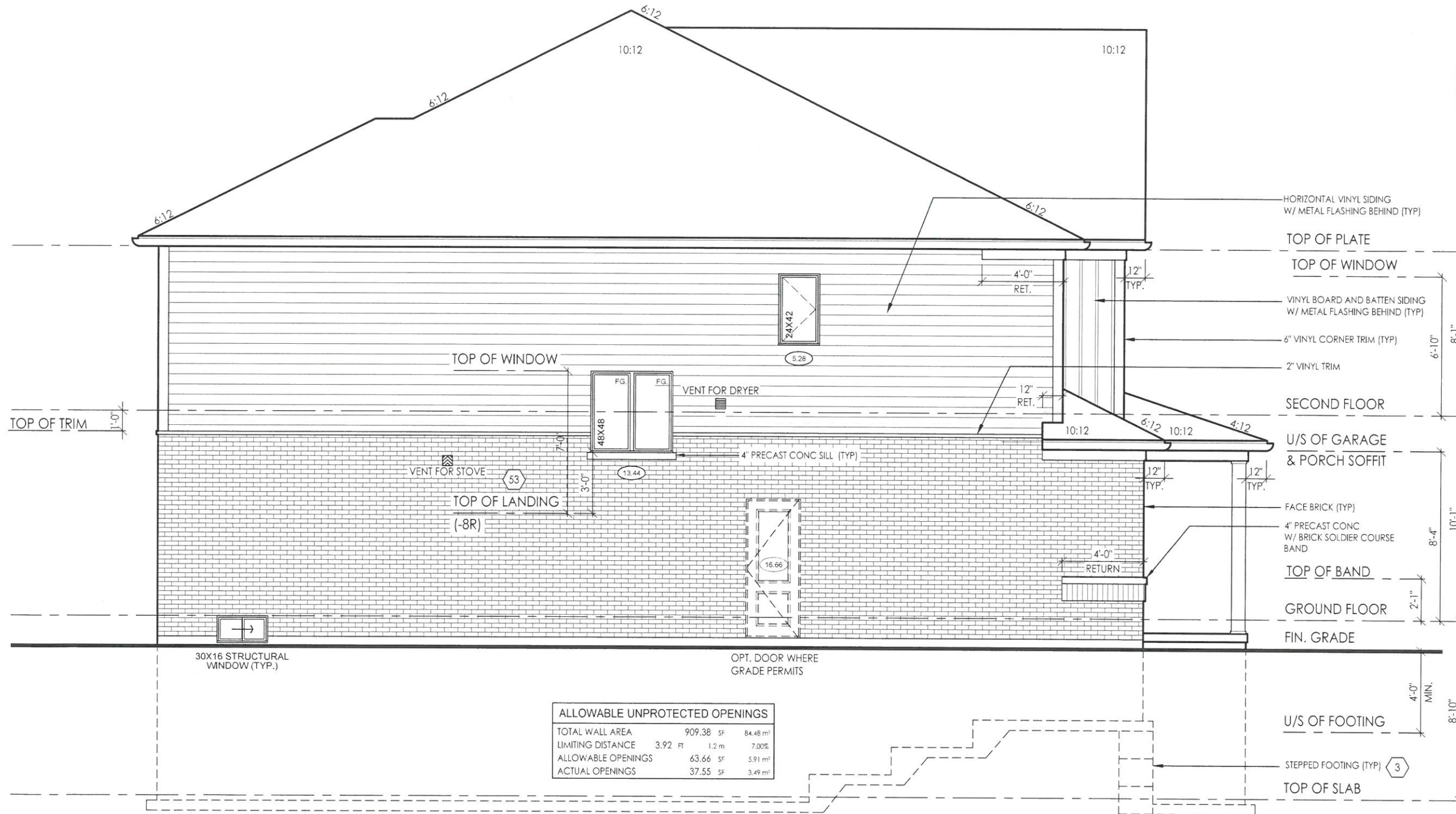
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5	REISSUED FOR PERMIT	18-OCT-18	18-OCT-18	ES	ES			

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

LEFT SIDE ELEVATION 'A'



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marking name
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DATE: *Jay*

SIGNATURE:

CONSTRUCTION NOTES: - SINGLES

COMPLIANCE PACKAGE A1 - OBC 2012 - 2017 ENACTMENT

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

FOOTINGS / SLABS:

TYPICAL STRIP FOOTING:
O.B.C. 9.15.3.
-BASED ON 16'-1"(4.9m) MAX. SUPPORTED JOIST LENGTH

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)

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)

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.

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.

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.

PILASTERS:

O.B.C. 9.15.5.3.
PILASTER
-CONCRETE NIB - 4" X 12" (100mm X 300mm)

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.)

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

WOOD COLUMN:

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

WALL ASSEMBLIES:

FOUNDATION WALL:

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

-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.

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)

FRAME WALL CONSTRUCTION:

O.B.C. 9.23.
-SIDING OR STUCCO AS PER ELEVATIONS, MIN. 7 7/8" (200mm) FROM FINISHED GRADE (O.B.C. 9.28.1.4. & 9.27.)

FRAME WALL CONSTRUCTION @ GARAGE:

O.B.C. 9.23.
-SIDING OR STUCCO AS PER ELEVATIONS, MIN. 7 7/8" (200mm) FROM FINISHED GRADE (O.B.C. 9.28.1.4. & 9.27.)

BRICK VENEER CONSTRUCTION:

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

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

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

BRICK VENEER CONSTRUCTION @ GARAGE:

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

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

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

INTERIOR STUD WALLS:

O.B.C. T.9.23.10.1.
-2" X 4" (38mm X 89mm) WOOD STUDS @ 16" (400mm) O.C. OR
-2" X 6" (38mm X 140mm) WOOD STUDS @ 16" (400mm) O.C. W/

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.

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

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.

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

EXPOSED FLOOR:

-FLOOR AS PER NOTE # 28
-CONTINUOUS AIR/VAPOUR BARRIER IN CONFORMANCE W/ O.B.C.- 9.25.3. & 9.25.4.

SUNKEN FINISHED AREAS:

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

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

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.

QUALIFIED DESIGNER BCIN: 47245
FIRM BCIN: 26995
DATE: [Signature]

client Tice River Homes
location Ayr
project Legacy
marketing name

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

Project information including model 36-02, scale 3/16" = 1'0", project # 17052, and a large 'D1' label.

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: 47245
FIRM BCIN: 26995
DATE: [Signature]

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" X 4" (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. & 5B-12.3.1.1.B.(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 DEMARCATATE THE LEADING EDGE OF THE TREADS, LANDING AND THE BEGINNING AND END OF A RAMP.

36 **INTERIOR GUARDS:**
O.B.C. 5B-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. 5B-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 5B-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" X 2" (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 MAN 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 5B-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

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)

client	Tice River Homes					
project	Legacy					
#	revisions	date	dwn	chk	#	revisions
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		

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

100013328

PN design
Imagine • Inspire • Create

model 36-02
scale 3/16" = 1'0"
project # 17052
page D2



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:

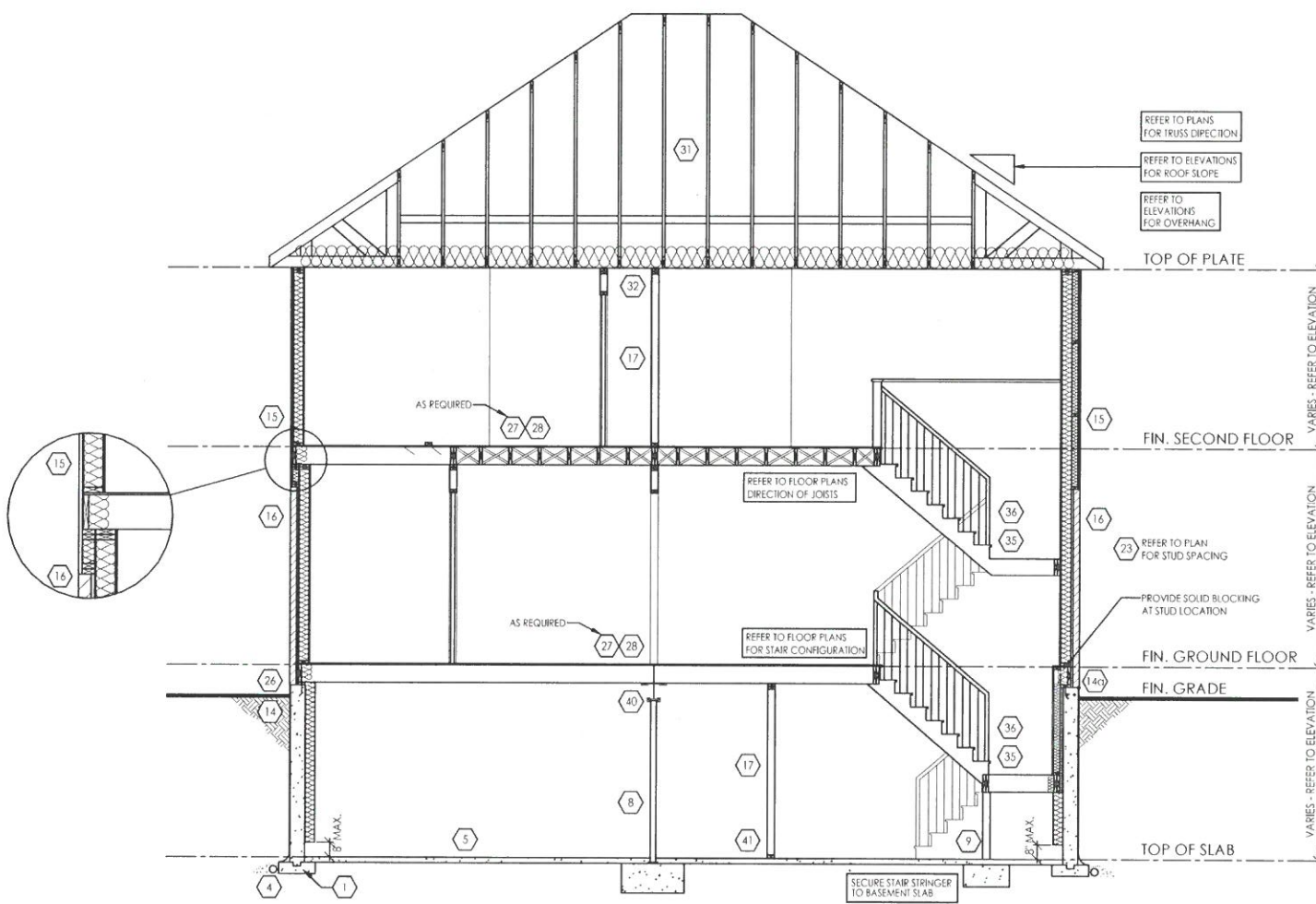
- REQUIRED AS PER OBC 9.29.2.1.

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

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

STEEL BEAMS

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

WOOD BEAMS

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

LINTELS

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

PLAN/ELEVATION LEGEND

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

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:

client: Tice River Homes
project: Legacy
revisions table with columns: #, revisions, date, dwn, chk

location: Avon
marketing name:
RN design logo
model: 36-02
scale: 3/16" = 1'0"
project #: 17052
page: D3