



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'
- A6 ROOF PLAN ELEV 'A'
- A7 RIGHT SIDE ELEVATION 'A'
- A8 REAR ELEVATION 'A' & 'B'
- A9 LEFT SIDE ELEVATION 'A'
- A10 FRONT ELEVATION 'B'
- A10 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 |

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

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

Tice River Homes

Legacy

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

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

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



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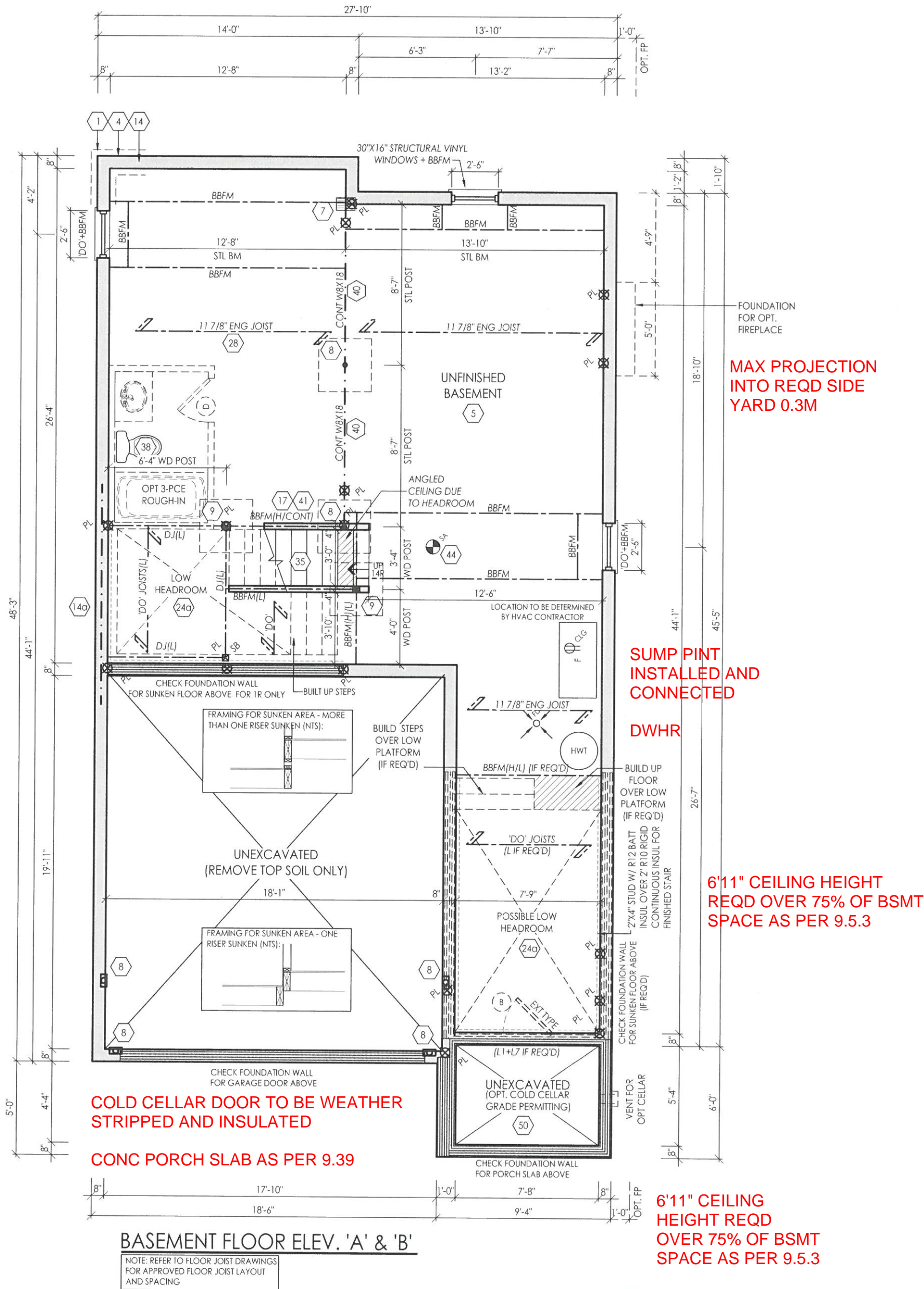
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project #
17052

page

A0

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



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FIRM BCIN: 26995
DATE: *J.M.*

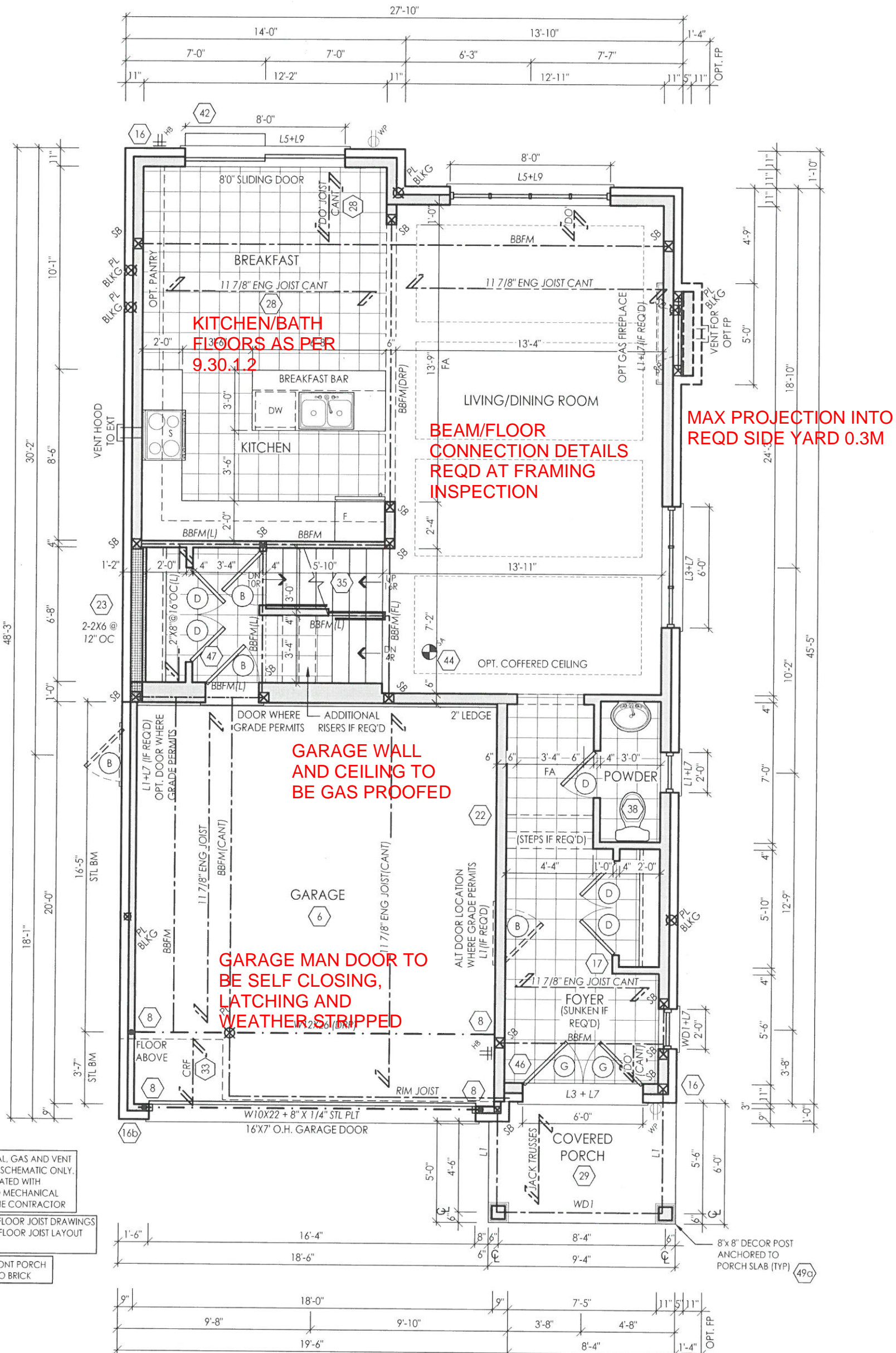
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| 5 | RE-ISSUED FOR PERMIT | 18-OCT-19 | ES | ES | | | | | |

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project: Legacy
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page: **A1**



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

GROUND FLOOR ELEV. 'A'

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marketing name

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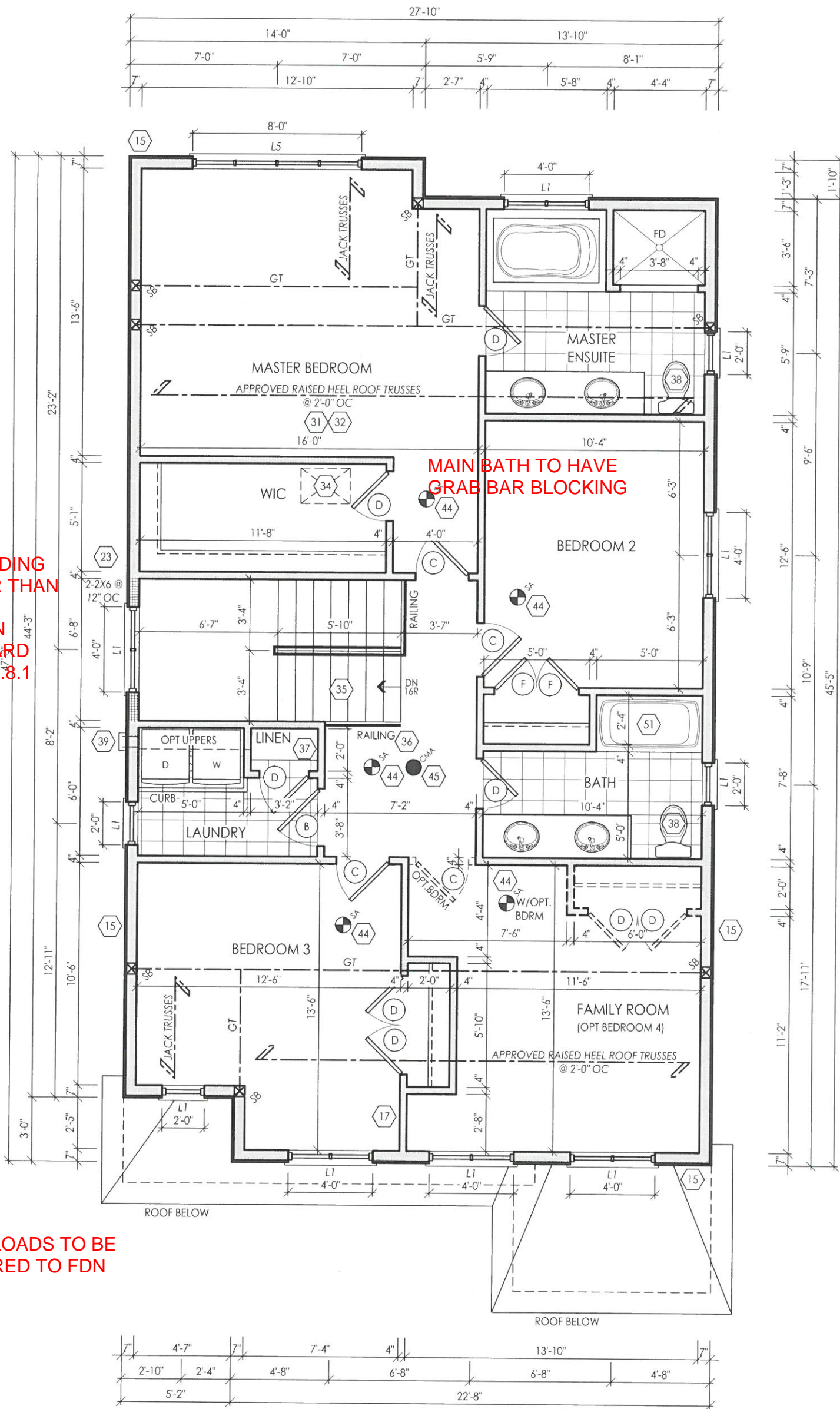
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17052

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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 TRUSSES, FLOOR AND LINTEL DOCUMENTS



WINDOW ON LANDING MUST BE HIGHER THAN 3' ABOVE OR ENGINEERING ON WINDOW OR GUARD REQD AS PER 9.8.8.1

TALL WALL CONSTRUCTION

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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CCO ENGINEERING
1000 W. 10th St. Suite 100
Ayr, ON N6G 1G1
Tel: (905) 709-1000



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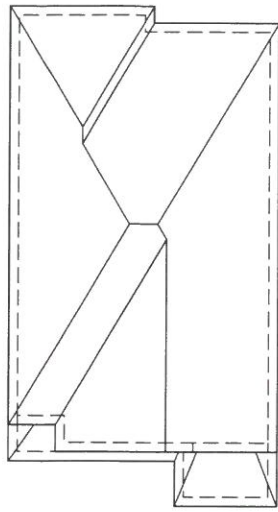
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17052

page

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ROOF PLAN ELEV 'A'

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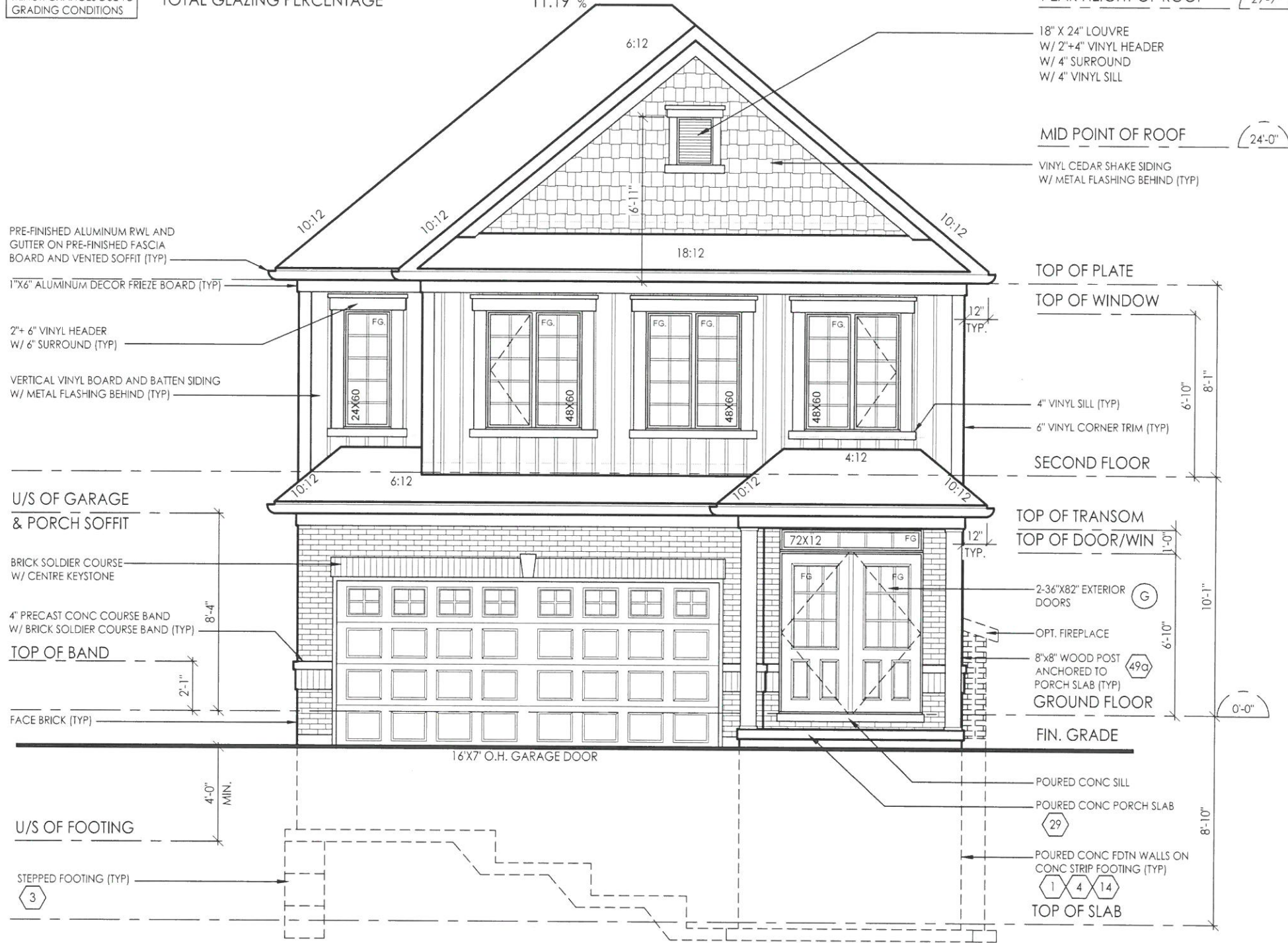
NOTE: ALL CONVENTIONAL ROOF FRAMING TO CONFORM TO PART 9 OF THE OBC. ROOF RAFTERS THAT MEET OR CROSS OVER TRUSSES ARE TO BE 2"x4" SPF @ 24" OC WITH A 2"x4" SPF VERTICAL POST TO THE TRUSS UNDER, AT EACH CROSS POINT. POSTS LONGER THAN 6' TO BE Laterally Braced so that the distance between end points & 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 % | |



FRONT ELEVATION 'A'

PEAK HEIGHT OF ROOF (29'-9")

MID POINT OF ROOF (24'-0")

TOP OF PLATE
TOP OF WINDOW

SECOND FLOOR

TOP OF TRANSOM
TOP OF DOOR/WIN

GROUND FLOOR
FIN. GRADE

POURED CONC SILL
POURED CONC PORCH SLAB
POURED CONC FDTN WALLS ON CONC STRIP FOOTING (TYP)
TOP OF SLAB

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

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

4" VINYL SILL (TYP)
6" VINYL CORNER TRIM (TYP)

2-36"x82" EXTERIOR DOORS

OPT. FIREPLACE

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

POURED CONC SILL
POURED CONC PORCH SLAB

POURED CONC FDTN WALLS ON CONC STRIP FOOTING (TYP)

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

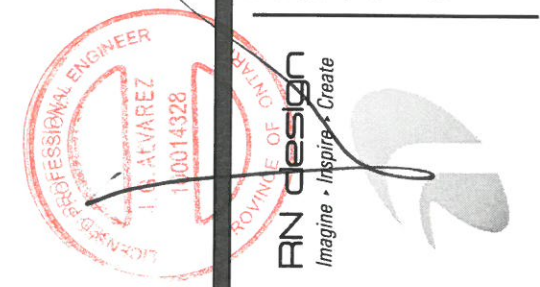
4" PRECAST CONC COURSE BAND W/ BRICK SOLDIER COURSE BAND (TYP)

TOP OF BAND

FACE BRICK (TYP)

U/S OF FOOTING

STEPPED FOOTING (TYP)



client: Tice River Homes
project: Legacy
location: AY1
marking name: PICO ENGINEERING

| # | revisions | date dwn chk # | | | | | | | | | |
|---|---|----------------|----|----|-----------|----|-----------|----|----|-----------|----|
| | | 25-FEB-18 | RU | JM | 23-APR-18 | LO | 20-JUL-18 | WU | JM | 18-OCT-18 | ES |
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QUALIFIED DESIGNER BCIN: 47245
FIRM BCIN: 26995
DATE: July
SIGNATURE:

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RIGHT SIDE ELEVATION 'A'

| 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 | |



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marketing name

client **Tice River Homes**
project **Legacy**

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QUALIFIED DESIGNER BCIN: 47245
FIRM BCIN: 26995
DATE: *July*

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| | | 23-FEB-18 | RU | | | | |
| 1 | ISSUED FOR CLIENT REVIEW | 23-FEB-18 | RU | JM | | | |
| 2 | REVISED PER TRUSS COORDINATION | 23-APR-18 | LO | JM | | | |
| 3 | REVISED PER ENGINEER COMMENTS & ISSUED FOR PERMIT | 26-JUL-18 | WU | JM | | | |
| 5 | RESUBMITTED FOR PERMIT | 18-OCT-19 | ES | ES | | | |

model **36-02**

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

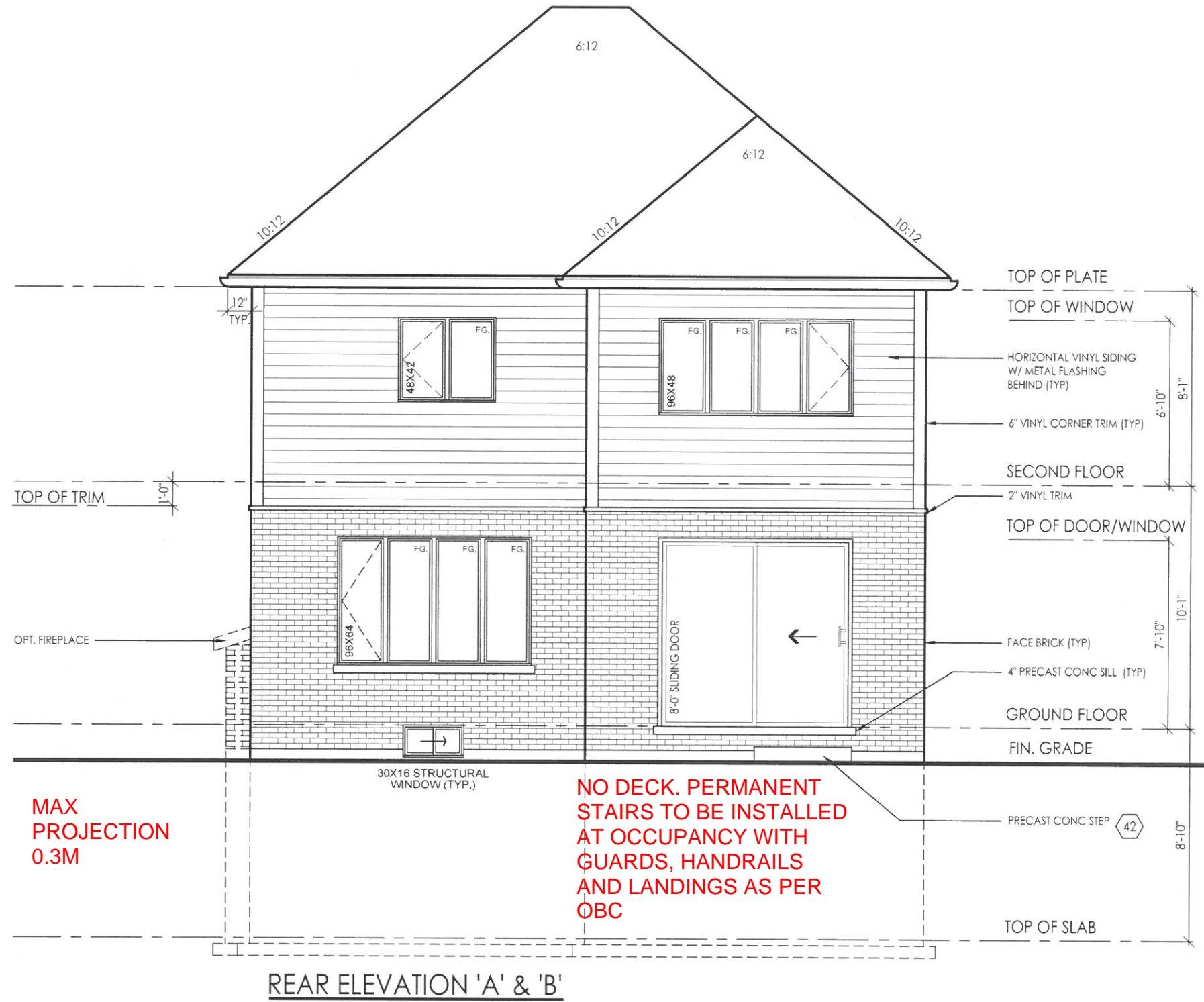
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ENGINEERING
PROFESSIONAL ENGINEER
J.G. ALVAREZ
100014328
STATE OF OHIO

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client: Tice River Homes
project: Legacy

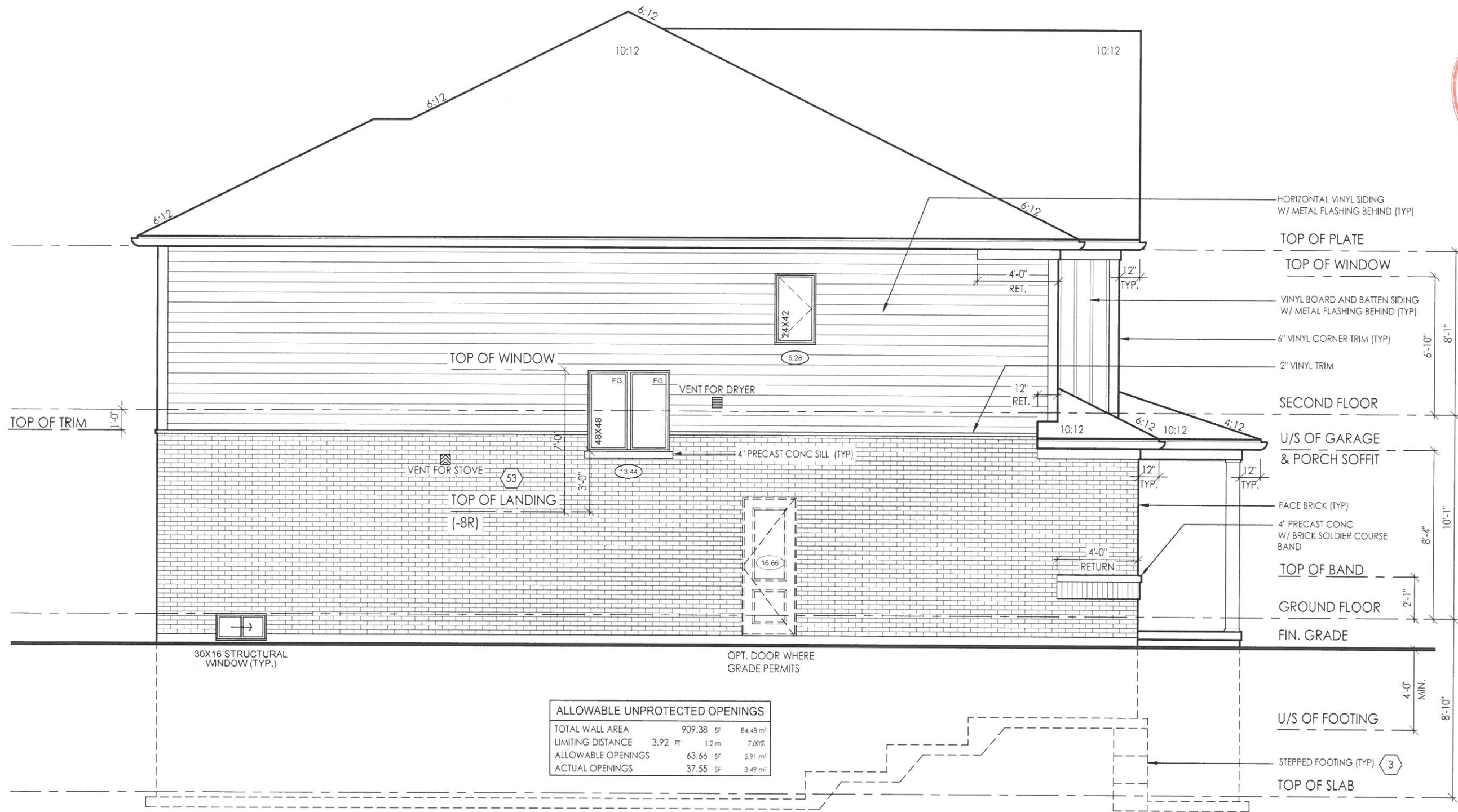
location: AYR
marking name:

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DATE: *Jmy*
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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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location AYR

marking name

client Tice River Homes
project Legacy

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QUALIFIED DESIGNER BCIN: 47245
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DATE:

SIGNATURE: *J. Alvarez*

CONSTRUCTION NOTES: - SINGLES

COMPLIANCE PACKAGE A1 - OBC 2012 - 2017 ENACTMENT

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

FOOTINGS / SLABS:

TYPICAL STRIP FOOTING:
O.B.C. 9.15.3.
-BASED ON 16'-1"(4.9m) MAX. SUPPORTED JOIST LENGTH
-MIN. 2200psi (15MPa) CONCRETE AFTER 28 DAYS

1 TYPICAL STRIP FOOTING: (EXTERIOR WALLS)

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

2 TYPICAL STRIP FOOTING: (INTERIOR BEARING WALLS)

O.B.C. 9.15.3.6.
-1 STOREY MASONRY -16" X 4" (410mm X 100mm)
-1 STOREY STUD -12" X 4" (305mm X 100mm)

3 STEP FOOTING:

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

4 DRAINAGE TILE OR PIPE:

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

5 BASEMENT SLAB:

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

5a SLAB ON GROUND:

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

6 GARAGE SLAB / EXTERIOR SLAB:

-4" (100mm) CONCRETE SLAB
-4650psi (32MPa) COMPRESSIVE STRENGTH AFTER 28 DAYS FOR UNREINFORCED CONC. & W/ 5-8% AIR ENTRAINMENT - O.B.C. 9.3.1.6.
-6" X 6" (W2.9 X W 2.9) WIRE MESH LOCATED NEAR MID-DEPTH OF SLAB

7 PILASTERS:

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

BEAM POCKET

-4" (100mm) INTO FDN. WALL W/ WIDTH TO MATCH BEAM SIZE.
-1/2" (13mm) SPACE AROUND WOOD BEAMS (O.B.C. 9.23.2.2.)
STRUCTURAL COLUMNS
-SIZES BASED ON COLUMN SUPPORTING BEAMS CARRYING LOADS FROM NOT MORE THAN 2 WOOD FRAME FLOORS, WHERE THE LENGTHS OF JOISTS CARRIED BY SUCH BEAMS DO NOT EXCEED 16'-1" (4.9m) AND THE LIVE LOAD ON ANY FLOOR DOES NOT EXCEED 50psf (2.4kPa).

8 STEEL PIPE COLUMN:

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 AT TOP & MIN. 6" X 4" X 1/4" (152mm X 100mm X 6.35mm) STEEL BTM. PLATE
-FOR WOOD BEAMS, MIN. 4" X 4" X 1/4" (100mm X 100mm X 6.35mm) STEEL TOP & BTM. PLATES, OR TOP PLATE TO EXTEND MIN. WIDTH OF BEAM

9 WOOD COLUMN:

OBC 9.17.4.1, 9.17.4.2, & 9.17.4.3.
-5 1/2" x 5 1/2" (140mm x 140mm) SOLID WOOD COLUMN - OR
-3-2"x6" (38mm x 140mm) BUILT UP COLUMN NAILED TOGETHER W/ 3" (76mm) NAILS SPACED NOT MORE THAN 12" (300mm) APART OR BOLTED TOGETHER W/ 3/8" (9.52mm) DIA BOLTS SPACED AT 18" (450mm) O.C.

14 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.

14a FOUNDATION WALLS @ UNSUPPORTED OPENINGS:

-2-20M BARS IN TOP PORTION OF WALL (UP TO 8'-0" OPENING)
-3-20M BARS IN TOP PORTION OF WALL (8'-0" TO 10'-0" OPENING)
-4-20M BARS IN TOP PORTION OF WALL (10'-0" TO 15'-0" OPENING)

15 FRAME WALL CONSTRUCTION:

O.B.C. 9.23.
-SIDING OR STUCCO AS PER ELEVATIONS, MIN. 7 7/8" (200mm) FROM FINISHED GRADE (O.B.C. 9.28.1.4. & 9.27.)
-WALL SHEATHING MEMBRANE AS PER O.B.C. 9.27.3.2.

15b FRAME WALL CONSTRUCTION @ GARAGE:

O.B.C. 9.23.
-SIDING OR STUCCO AS PER ELEVATIONS, MIN. 7 7/8" (200mm) FROM FINISHED GRADE (O.B.C. 9.28.1.4. & 9.27.)
-WALL SHEATHING MEMBRANE AS PER O.B.C. 9.27.3.2.

16 BRICK VENEER CONSTRUCTION:

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

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.

16b BRICK VENEER CONSTRUCTION @ GARAGE:

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

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.

17 INTERIOR STUD WALLS:

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

18 BEARING STUD WALL (BASEMENT):

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

22 GARAGE WALL & CEILING:

O.B.C. 9.10.9.16.(3)
-1/2" (12.7mm) GYPSUM BOARD ON BOTH SIDES OF WALL & U/S OF CEILING BETWEEN HOUSE AND GARAGE
-TAPE AND SEAL ALL JOINTS GAS TIGHT
-R22 (RSI 3.87) INSULATION IN WALLS.

22a WALLS ADJACENT TO ATTIC SPACE:

-1/2" (12.7mm) GYPSUM BOARD
-CONTINUOUS AIR/VAPOUR BARRIER IN CONFORMANCE W/ O.B.C.-9.25.3. & 9.25.4.
-2" X 6" (38mm X 140mm) WOOD STUDS @ 16" (400mm) O.C.

23 DOUBLE VOLUME WALLS:

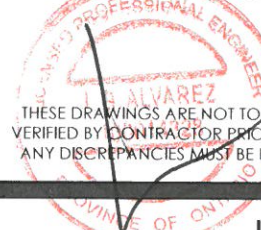
O.B.C. 9.23.10.1.
-3/8" (9.5mm) PLYWOOD, OSB OR WATERBOARD SHEATHING
-REFER TO PLAN FOR STUD SPECIFICATION
-STUDS FASTENED AT TOP & BOTTOM WITH 3/ 3-1/4" (82mm) TOE NAILS

24 EXPOSED FLOOR:

-FLOOR AS PER NOTE # 28
-CONTINUOUS AIR/VAPOUR BARRIER IN CONFORMANCE W/ O.B.C.- 9.25.3. & 9.25.4.
-R31 (RSI 5.46) INSULATION
-VENTED ALUMINIUM SOFFIT

24a 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 1332/12 OBC AMMENDMENT O. REG. 139/17 JAN 1, 2018

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

Table with columns: #, revisions, date, dwn, chk, #, revisions, date, dwn, chk. Includes revision history for client review, truss coordination, and permit.

Project information block including client name (Tice River Homes), location (Ayr), marketing name (Legacy), scale (3/16" = 1'0"), and project number (17052).

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:

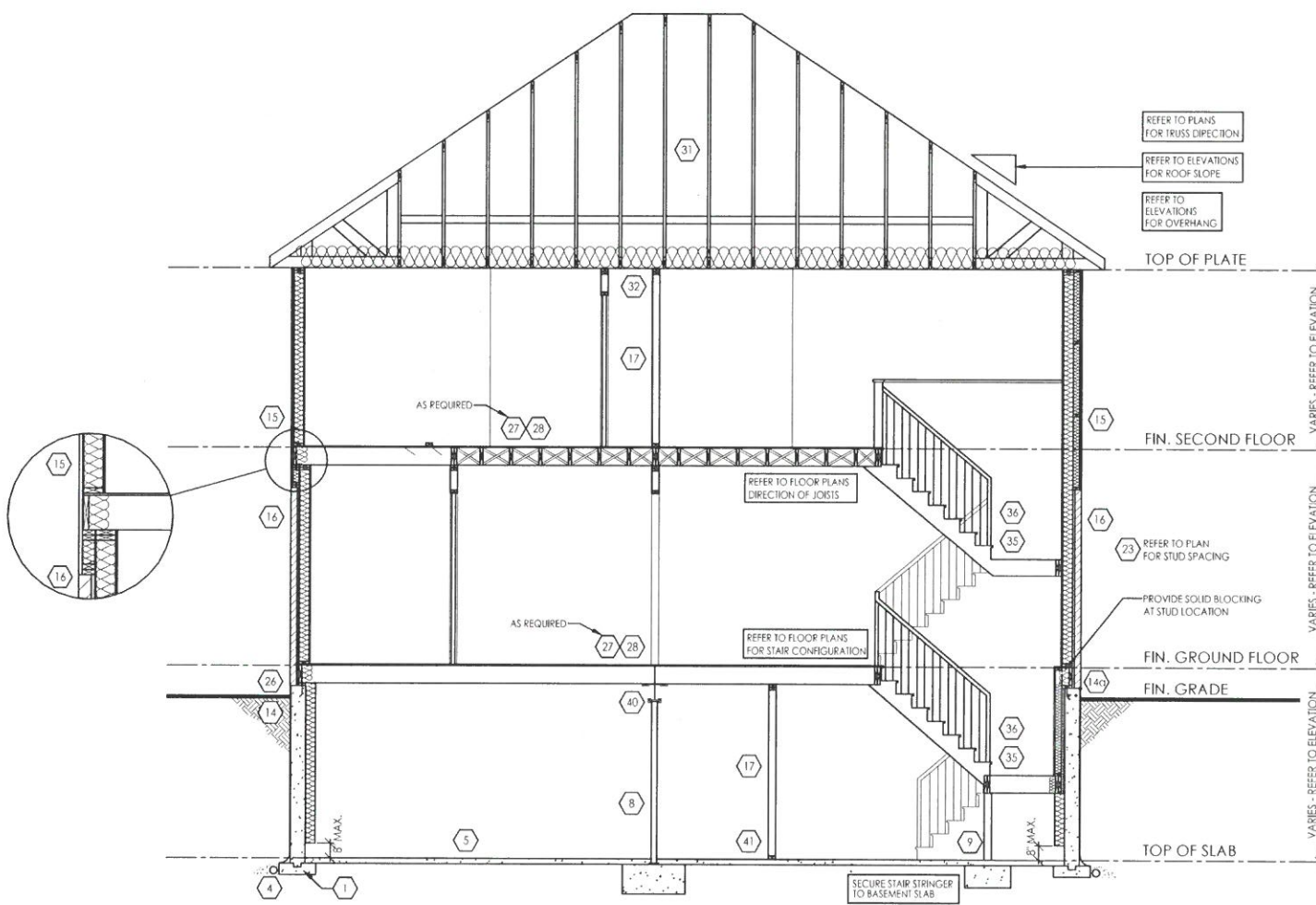
- REQUIRED AS PER OBC 9.29.2.1.

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
- 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)
- 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 (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

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

| # | 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
36-02

scale
3/16" = 1'0"

project #
17052

page

D3