

FRONT ELEVATION 'A1'



FRONT ELEVATION 'A2'



FRONT ELEVATION 'A3' & 'A4'

## Drawing List:

- A0 TITLE SHEET
- A1 BASEMENT FLOOR ELEV 'A1'
- A2 GROUND FLOOR ELEV 'A1'
- A3 SECOND FLOOR ELEV 'A1'
- A4 PARTIAL SECOND FLOOR ELEV 'A1', 'A2', 'A3' & 'A4'  
W/ OPTIONAL ENSUITE LAYOUT
- A5 BASEMENT FLOOR ELEV 'A2'
- A6 GROUND FLOOR ELEV 'A2'
- A7 SECOND FLOOR ELEV 'A2'
- A8 BASEMENT FLOOR END CONDITION ELEV 'A3'
- A9 GROUND FLOOR END CONDITION ELEV 'A3'
- A10 SECOND FLOOR END CONDITION ELEV 'A3' & 'A4'
- A11 BASEMENT FLOOR END CONDITION ELEV 'A4'
- A12 GROUND FLOOR END CONDITION ELEV 'A4'
- A13 FRONT ELEVATION 'A1'
- A14 ROOF PLAN ELEV 'A1'
- A15 REAR ELEVATION 'A1' & 'A2'
- A16 FRONT ELEVATION 'A2'
- A17 ROOF PLAN ELEV 'A2'
- A18 FRONT ELEVATION 'A3' & 'A4'
- A19 ROOF PLAN ELEV 'A3' & 'A4'
- A20 RIGHT SIDE ELEVATION 'A3' & 'A4'
- A21 REAR ELEVATION 'A3'
- A22 REAR ELEVATION 'A4'
- D1 CONSTRUCTION NOTES
- D2 CONSTRUCTION NOTES
- D3 CONSTRUCTION NOTES

## Areas:

	ELEVATION 'A1'		ELEVATION 'A2'		ELEVATION 'A3'		ELEVATION 'A4'	
	SF	SM	SF	SM	SF	SM	SF	SM
GROUND FLOOR	762.6	70.8	774.7	72.0	811.3	75.4	774.7	72.0
SECOND FLOOR	1020.7	94.8	1043.7	97.0	1033.2	96.0	1033.2	96.0
<b>TOTAL AREA</b>	<b>1783.3</b>	<b>165.7</b>	<b>1818.4</b>	<b>168.9</b>	<b>1844.5</b>	<b>171.4</b>	<b>1807.9</b>	<b>168.0</b>
COVERAGE INC PORCH	1100.2	102.2	1100.2	102.2	1139.7	105.9	1100.2	102.2
COVERAGE NOT INC PORCH	1015.0	94.3	1026.3	95.3	1065.8	99.0	1026.3	95.3

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

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 FIRM BCIN: 26995  
 DATE: JANUARY-13-23

SIGNATURE:

client  
Tice River Homes

project  
Legacy

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location  
Ayr

marketing name



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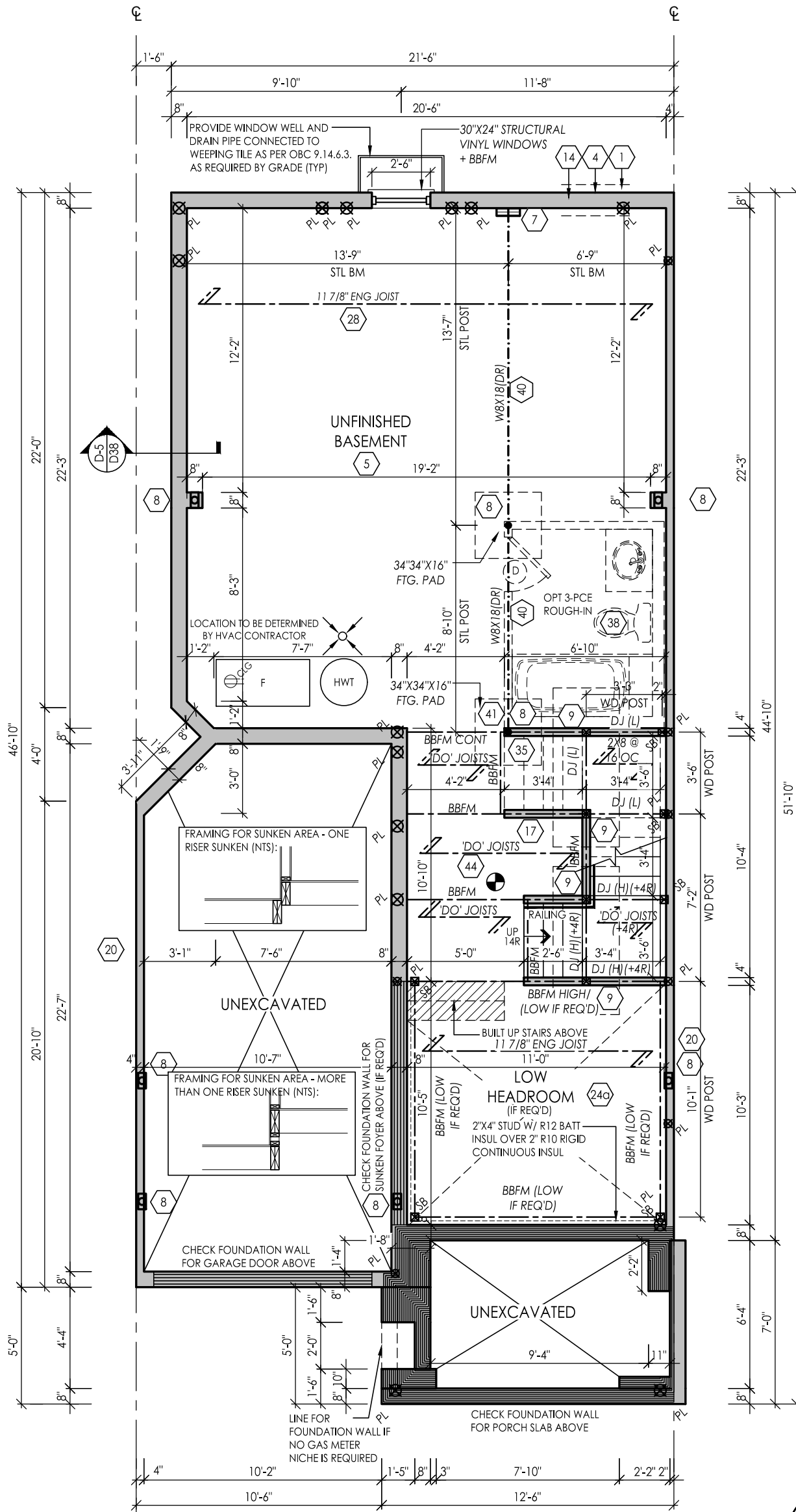
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3/16" = 1'0"

project #  
17052

page

A0



**BASEMENT FLOOR ELEV 'A1'**

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



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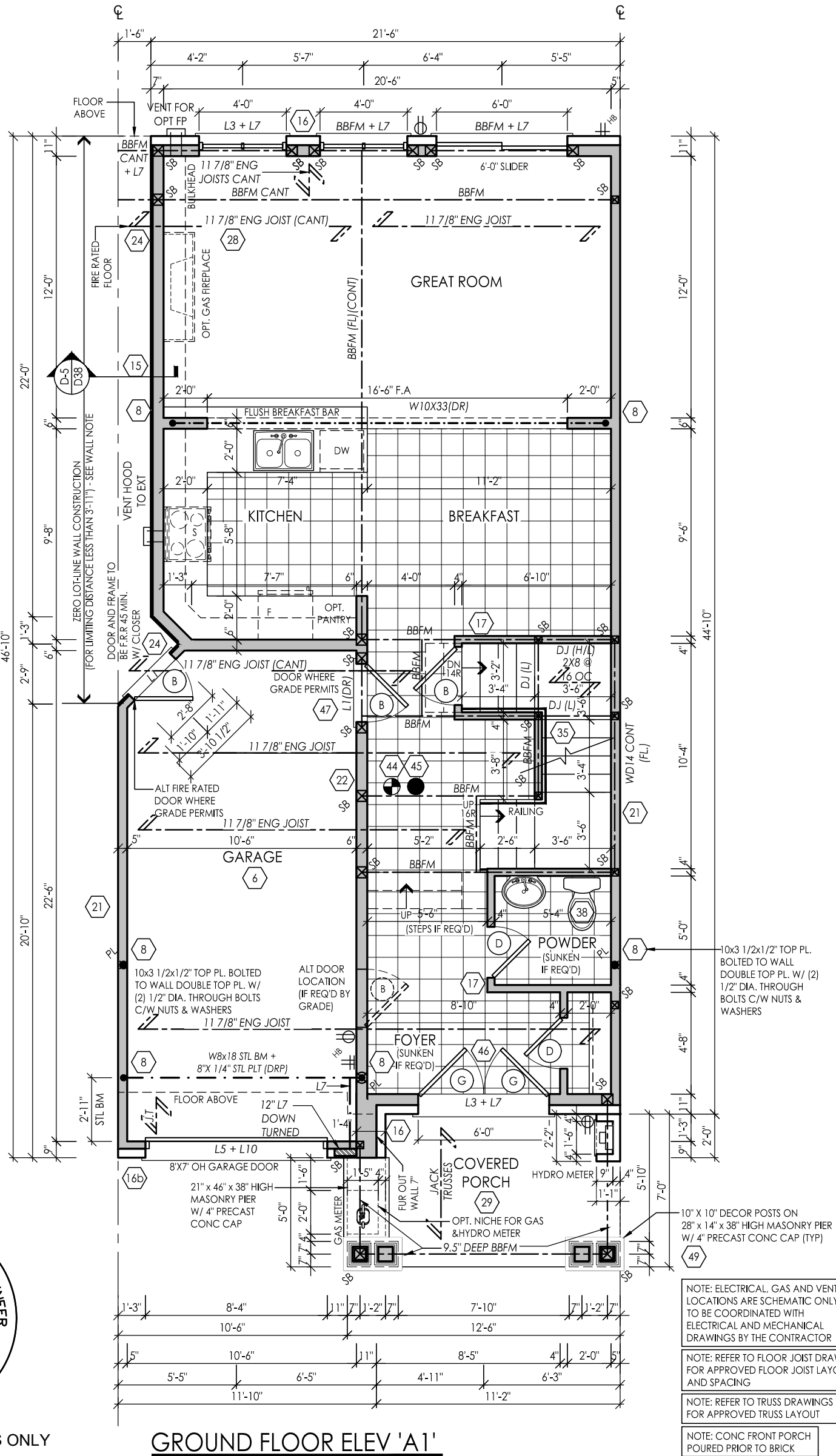
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**A1**



**GROUND FLOOR ELEV 'A1'**



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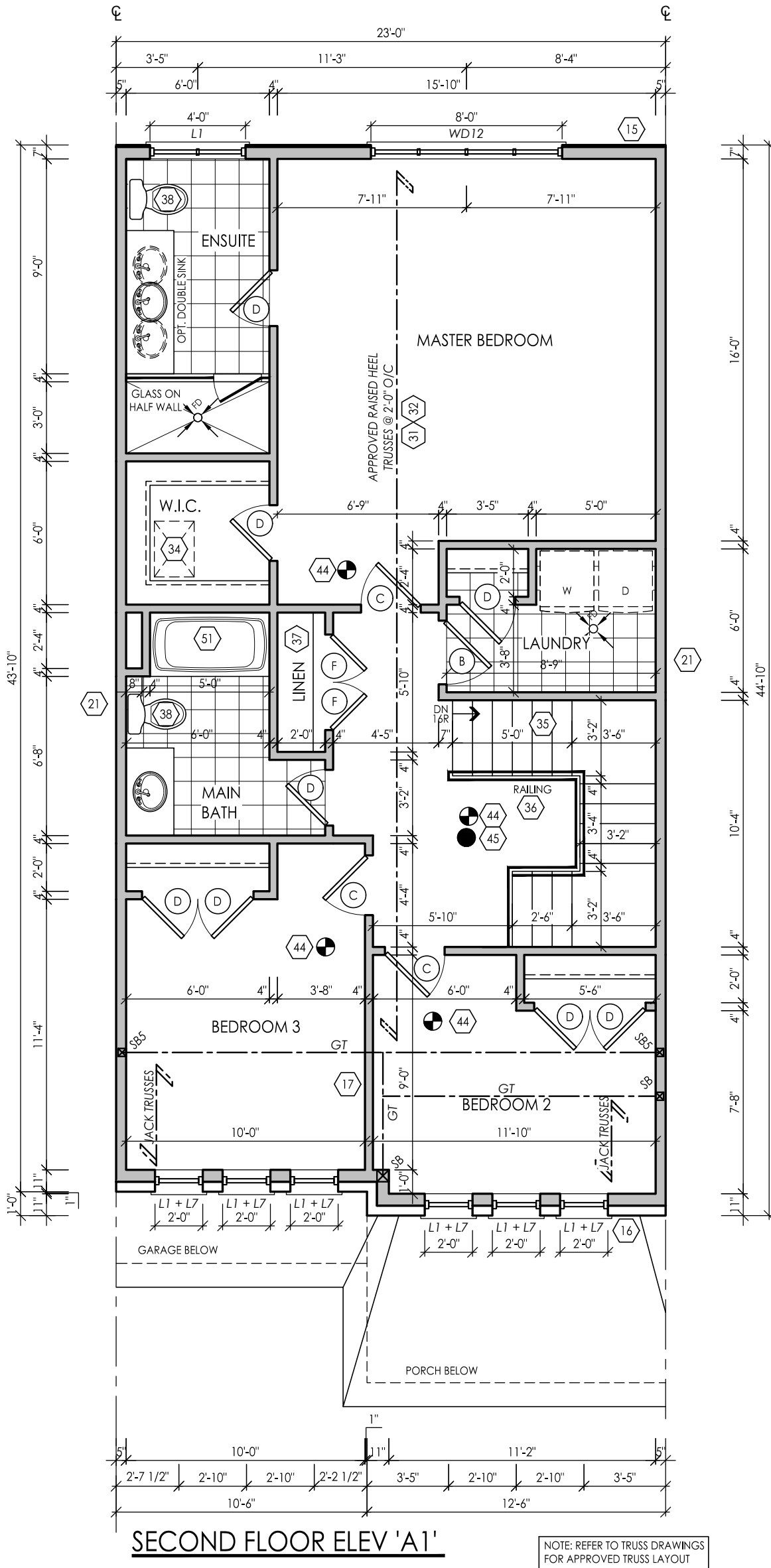
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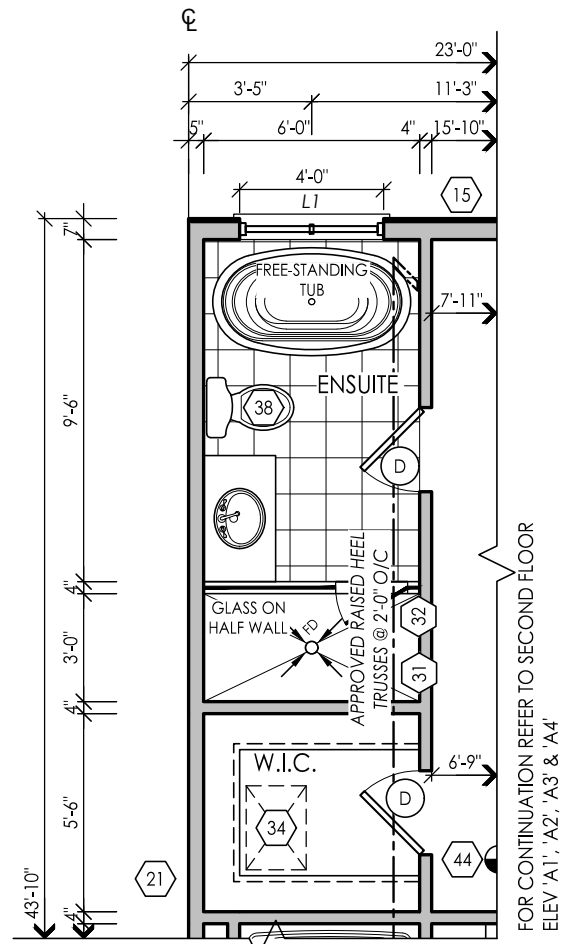
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A2



**SECOND FLOOR ELEV 'A1'**

NOTE: REFER TO TRUSS DRAWINGS FOR APPROVED TRUSS LAYOUT



FOR CONTINUATION REFER TO SECOND FLOOR ELEV 'A1', 'A2', 'A3' & 'A4'

**PARTIAL SECOND FLOOR ELEV 'A1', 'A2', 'A3' & 'A4' W/ OPTIONAL ENSUITE LAYOUT**



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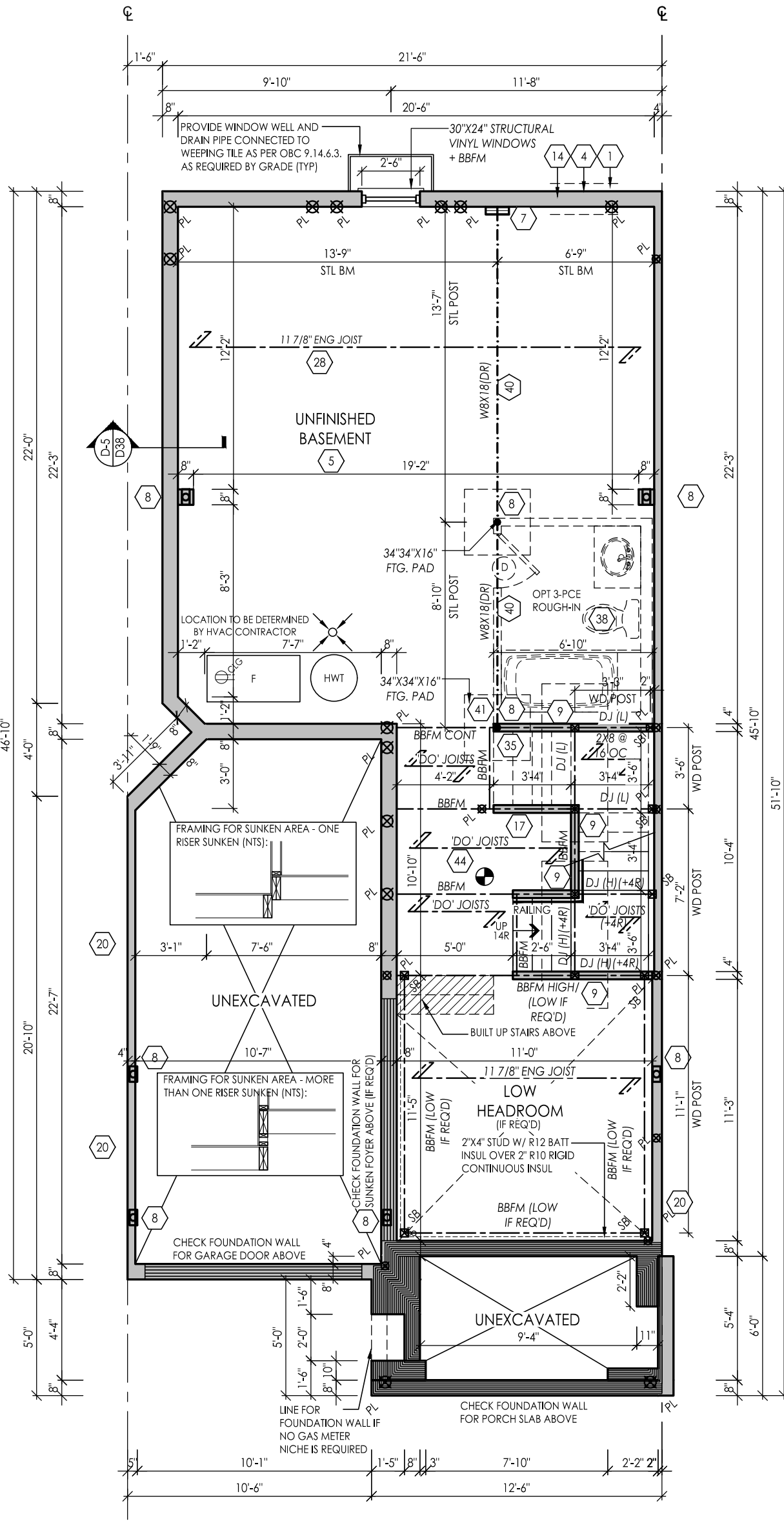
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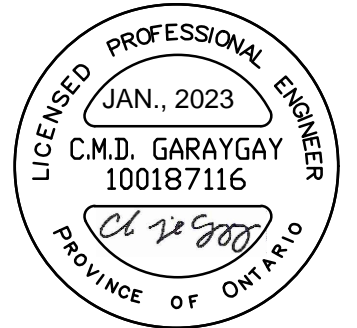
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**BASEMENT FLOOR ELEV 'A2'**

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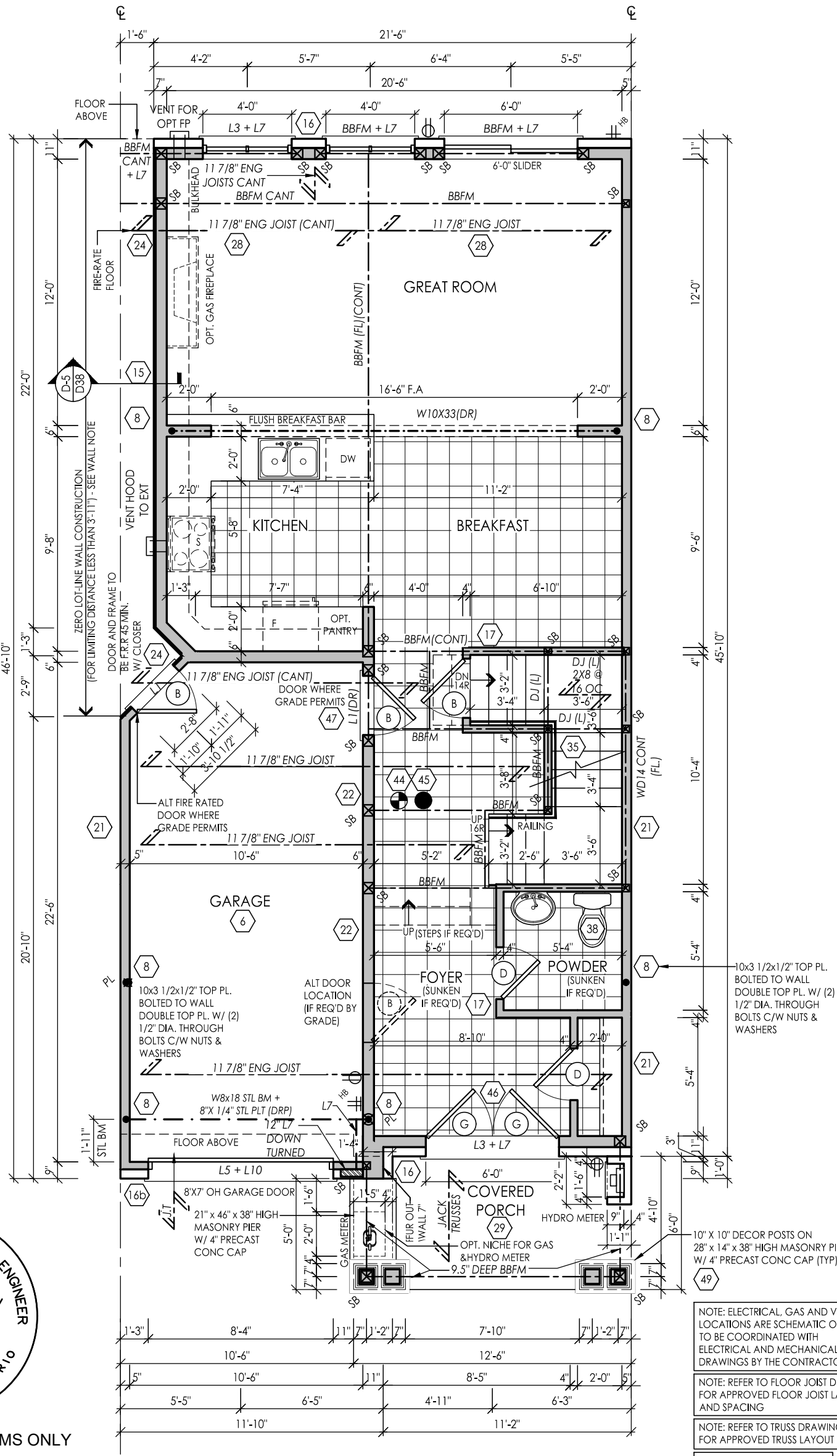
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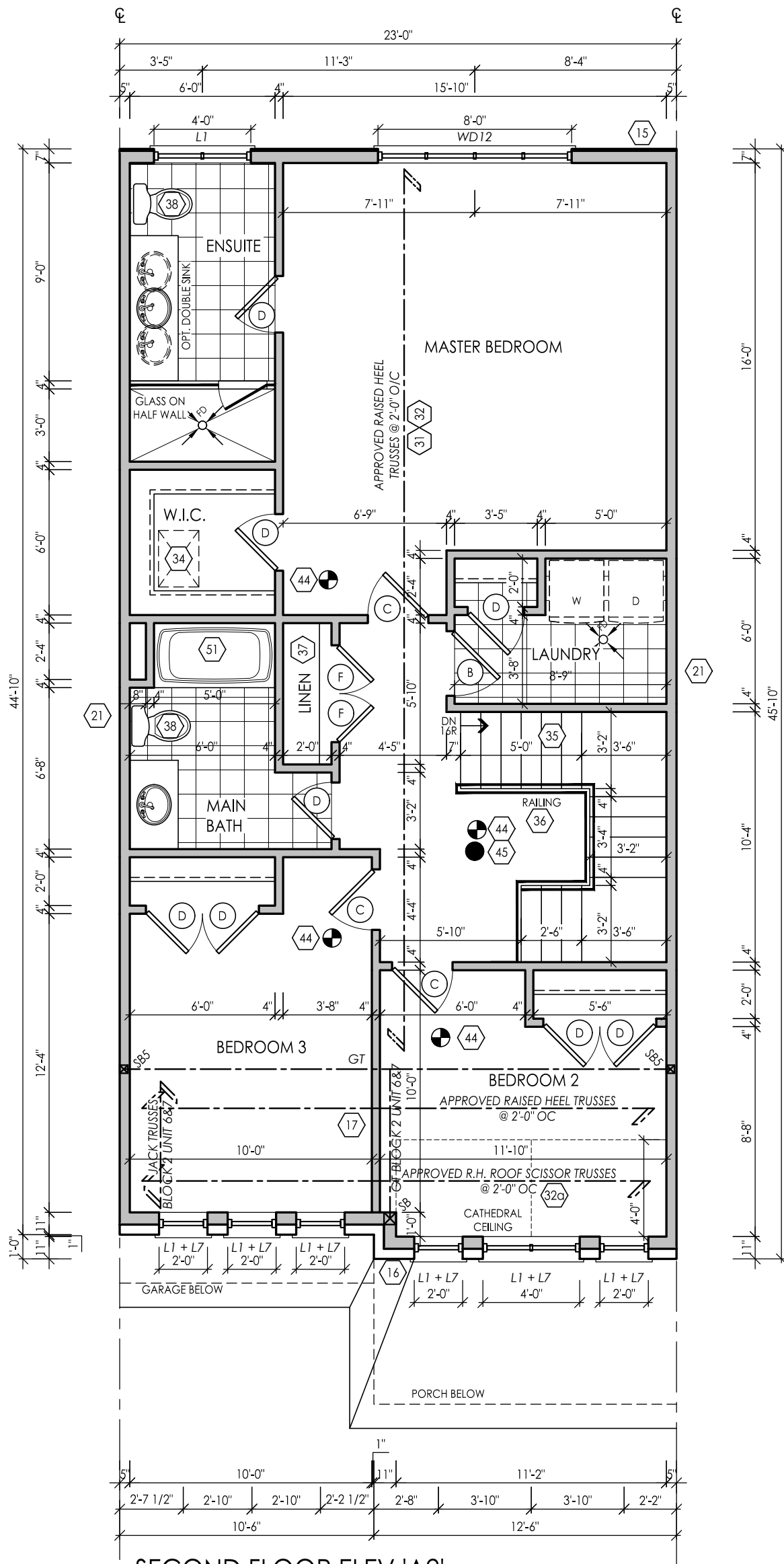
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**SECOND FLOOR ELEV 'A2'**

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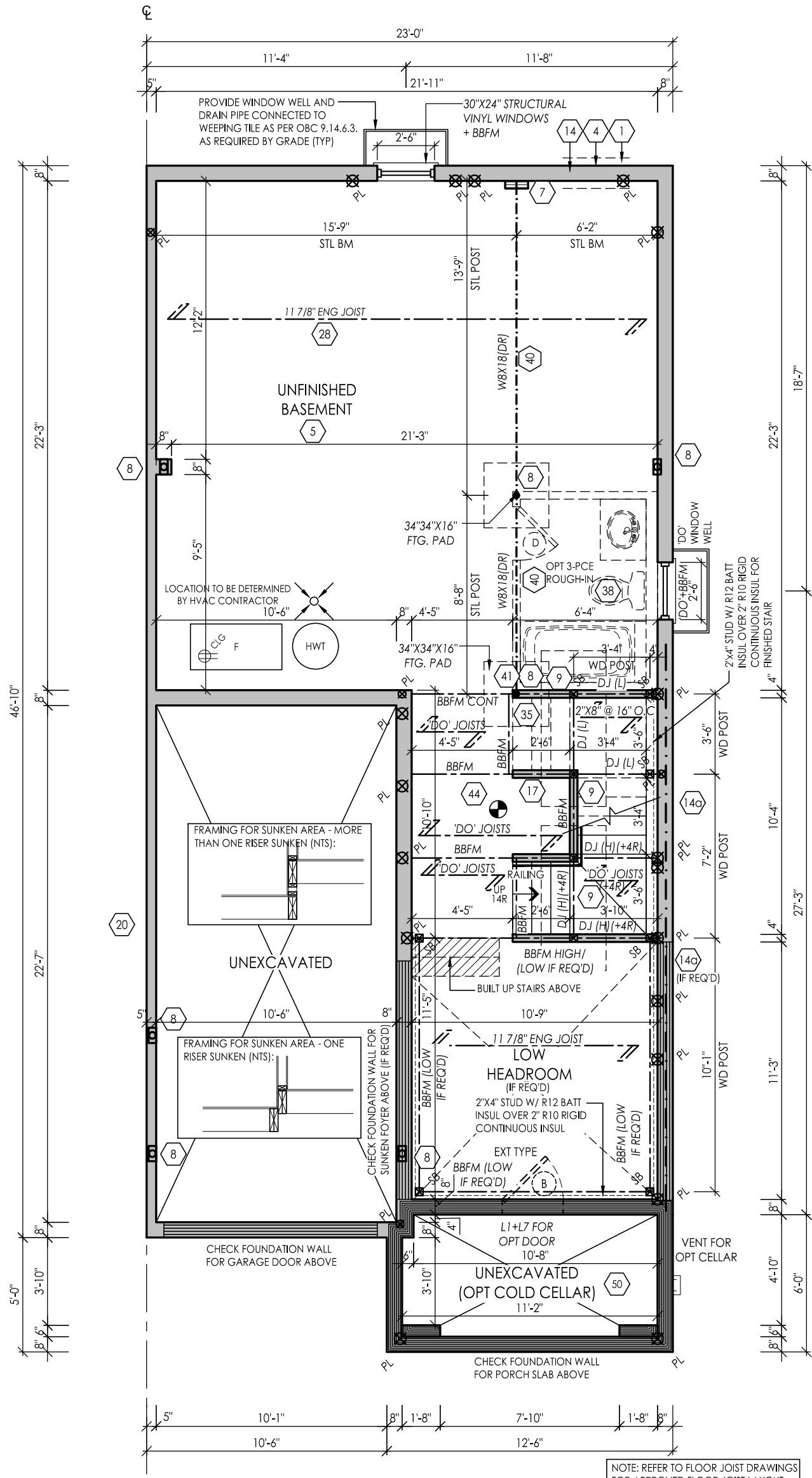


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**BASEMENT FLOOR END CONDITION ELEV 'A3'**



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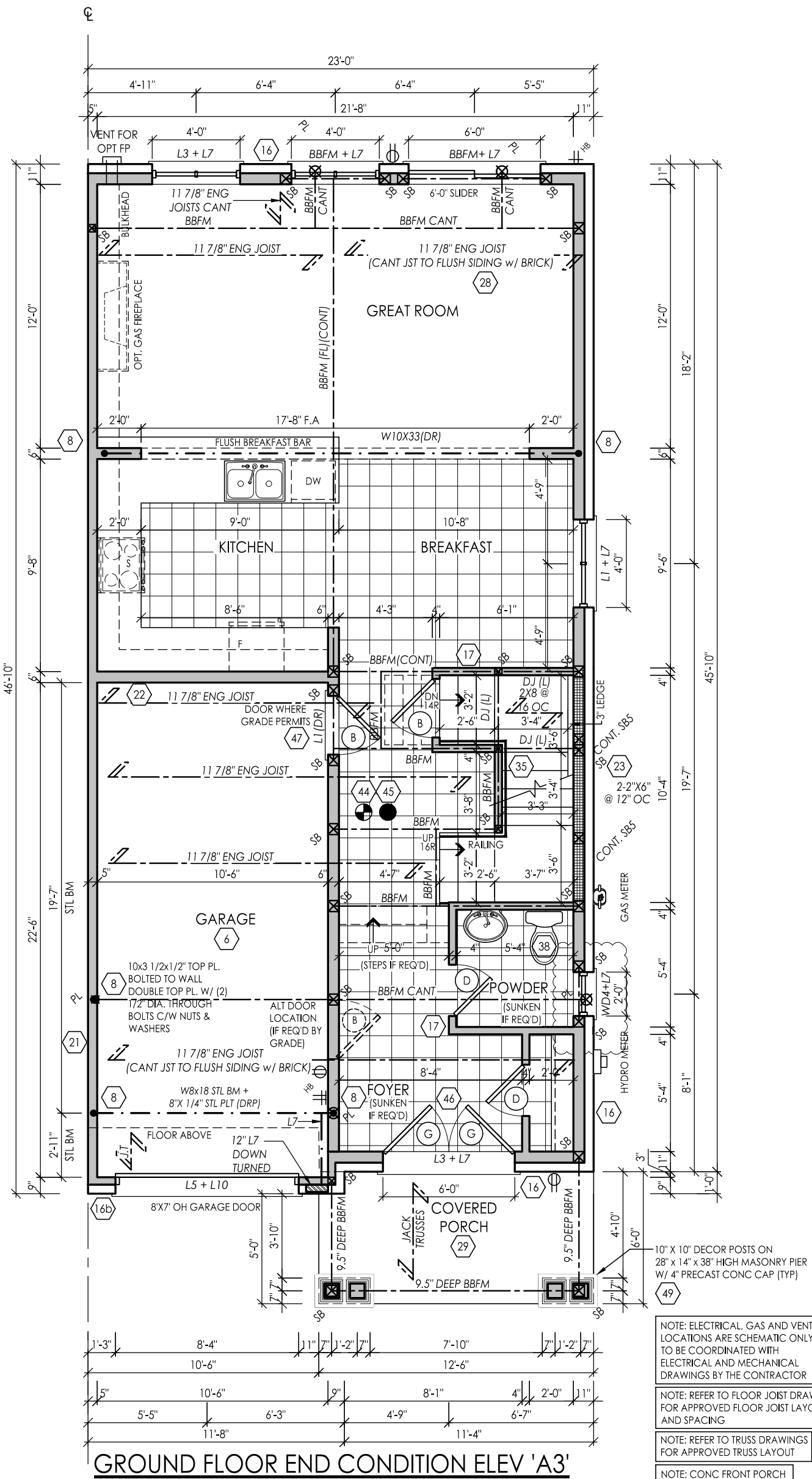
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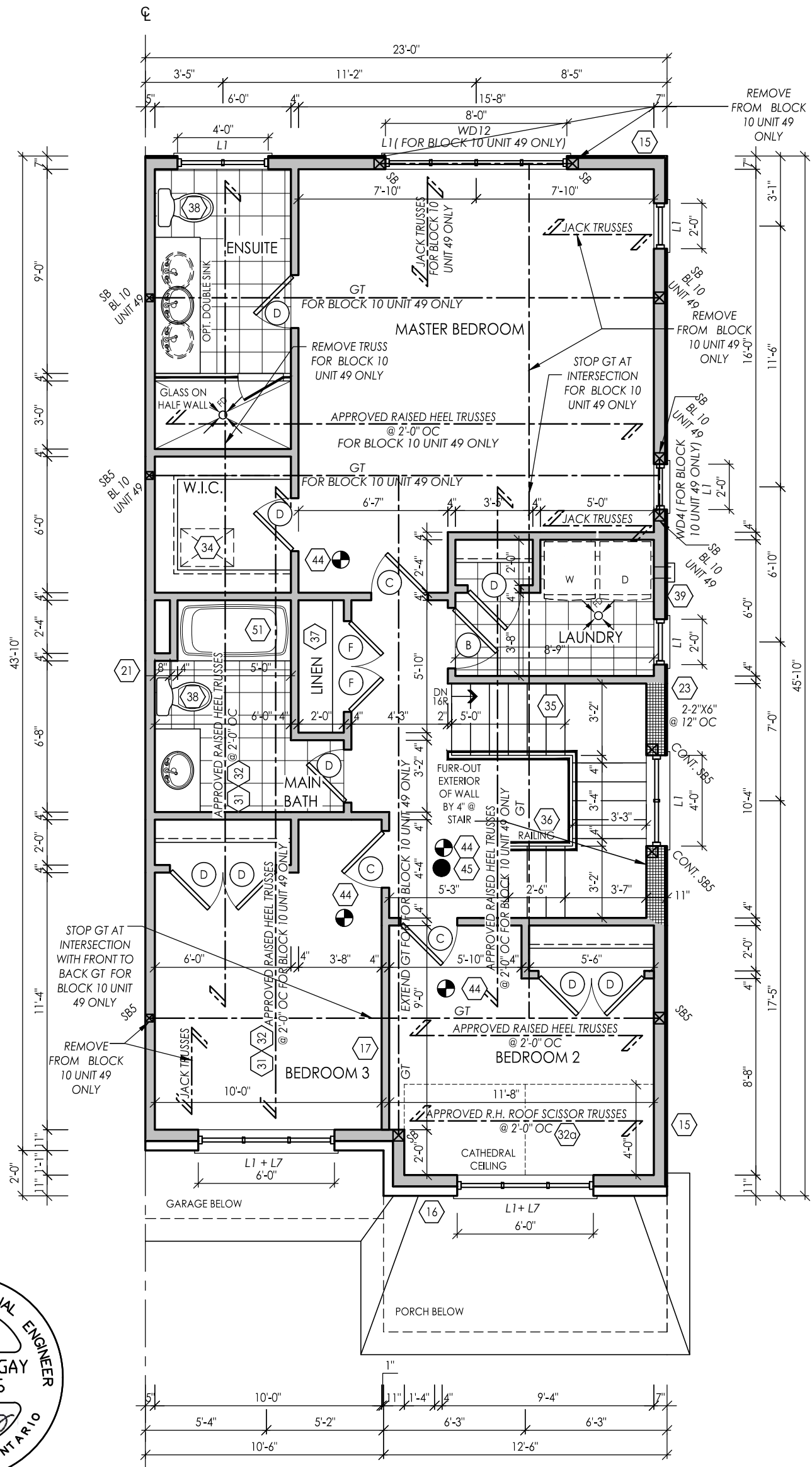
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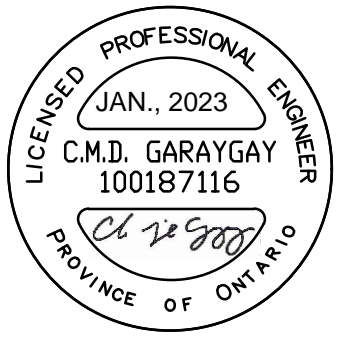
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**SECOND FLOOR END CONDITION ELEV 'A3' & 'A4'**

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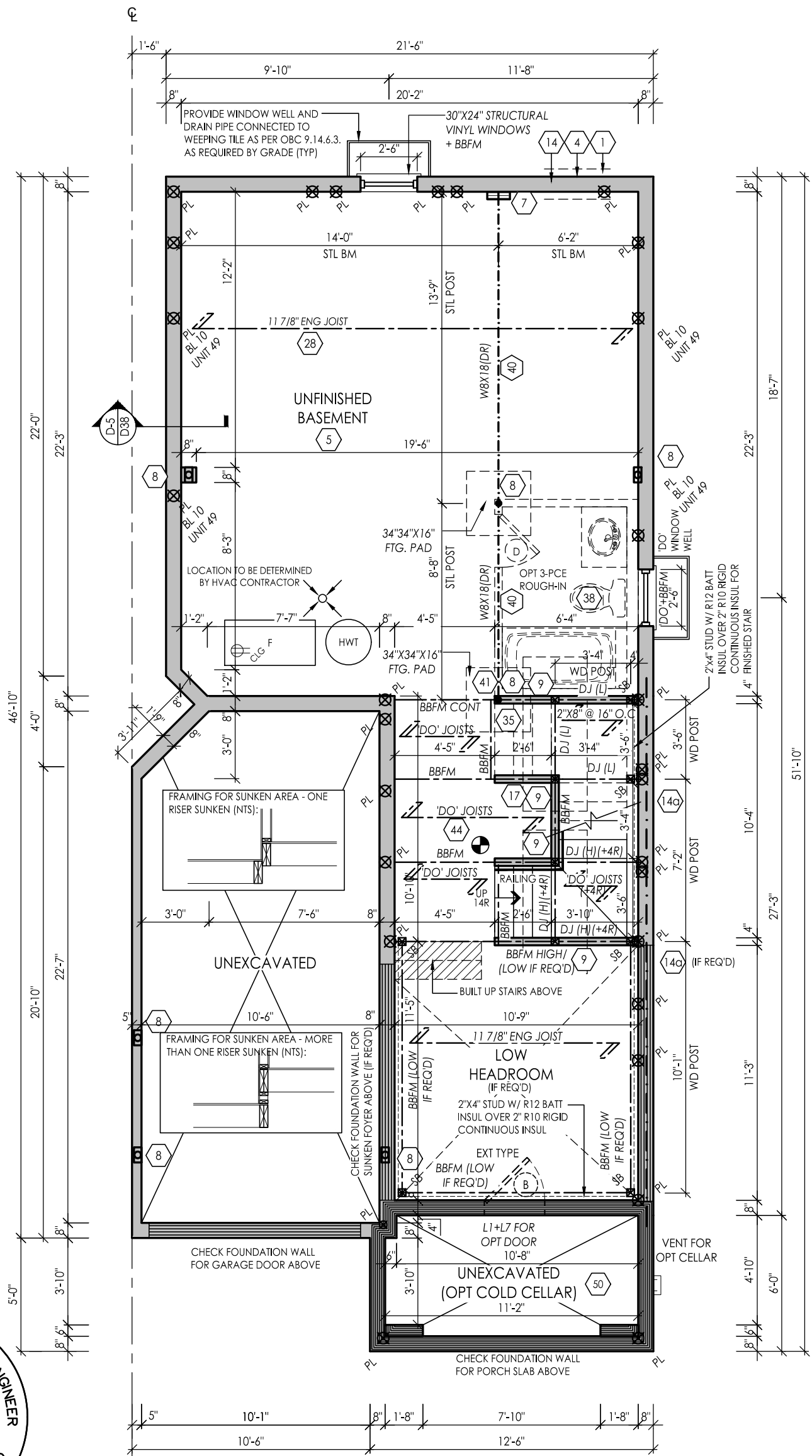
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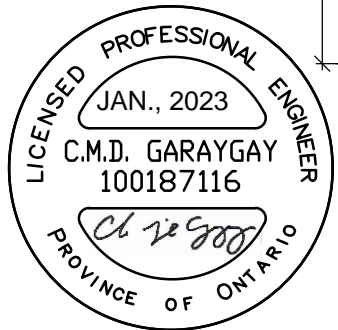
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**BASEMENT FLOOR END CONDITION ELEV 'A4'**

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project  
Legacy

#	revisions	date	dwn	chk	#	revisions	date	dwn	chk
1	ISSUED FOR CLIENT REVIEW	23-FEB-18	LO	JM	6	REVISED PER TRUSS COORDINATION	31-Oct-22	MD	AD
2	REVISED PER ENGINEER COMMENTS & ISSUED FOR PERMIT	20-JUL-18	WU	JM	7	REVISED PER CLIENT COMMENTS	10-Nov-22	MD	AD
4	RE-ISSUED FOR PERMIT	18-Oct-19	ES	ES	8	REV PER ENG COMMENTS	22-DEC-22	MD	AD
5	REVISED PER CLIENT COMMENTS	29-APR-22	CR	DJH	9	REVISED PER ADDITIONAL ENG COMMENTS	12-Jan-23	MD	AD
					10	ISSUED FOR PERMIT	13-Jan-23	KS	AD

location  
Ayr

marketing name



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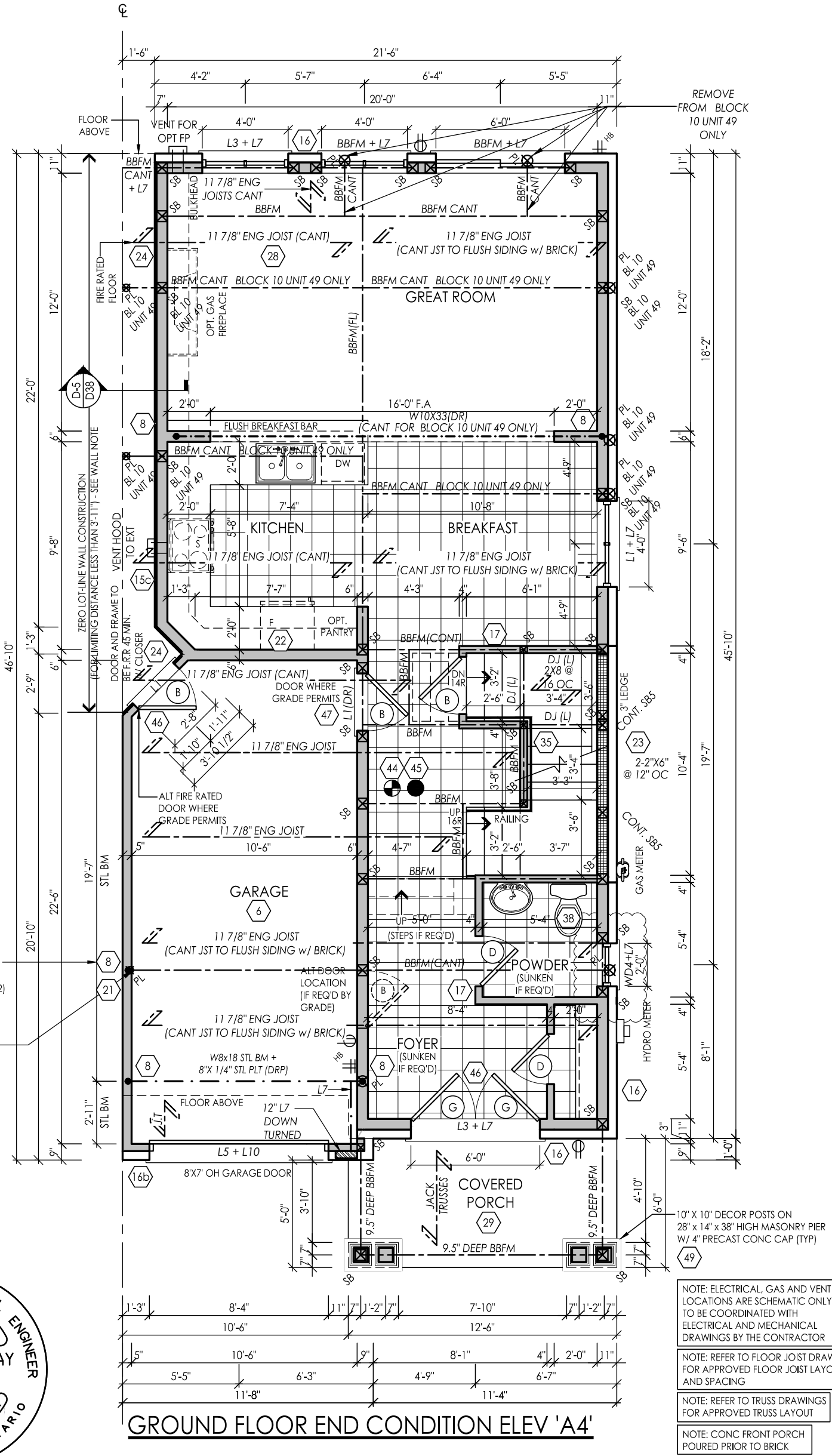
model  
TH-02

scale  
3/16" = 1'0"

project #  
17052

page

**A10**



FOR STRUCTURAL ITEMS ONLY

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, DANIEL HANNINEN 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: 20888  
 FIRM BCIN: 26995  
 DATE: JANUARY-13-23

SIGNATURE:

#	revisions	date	dwn	chk	#	revisions	date	dwn	chk
1	ISSUED FOR CLIENT REVIEW	23-FEB-18	LO	JM	6	REVISED PER TRUSS COORDINATION	31-Oct-22	MD	AD
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10 ISSUED FOR PERMIT 13-Jan-23 KS AD

client <b>Tice River Homes</b>	location <b>Ayr</b>
project <b>Legacy</b>	marketing name

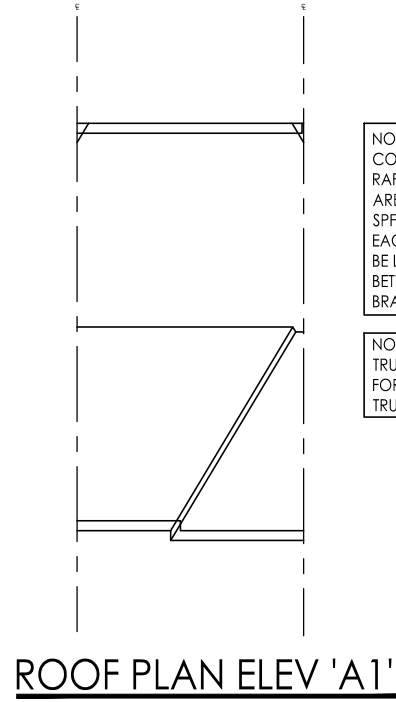


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model <b>TH-02</b>	project # <b>17052</b>
scale <b>3/16" = 1'0"</b>	
page <b>A11</b>	

# GROSS GLAZING AREA-ELEV A1

TOTAL PERIPHERAL WALL AREA	2622.89 SF	243.67 m <sup>2</sup>
FRONT GLAZING AREA	71.81 SF	6.67 m <sup>2</sup>
LEFT SIDE GLAZING AREA	0.00 SF	0.00 m <sup>2</sup>
RIGHT SIDE GLAZING AREA	0.00 SF	0.00 m <sup>2</sup>
REAR GLAZING AREA	142.67 SF	13.25 m <sup>2</sup>
TOTAL GLAZING AREA	214.48 SF	19.93 m <sup>2</sup>
TOTAL GLAZING PERCENTAGE	8.18 %	



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

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

1"X6" DECOR FRIEZE BOARD (TYP)

U/S OF PORCH & GARAGE SOFFIT

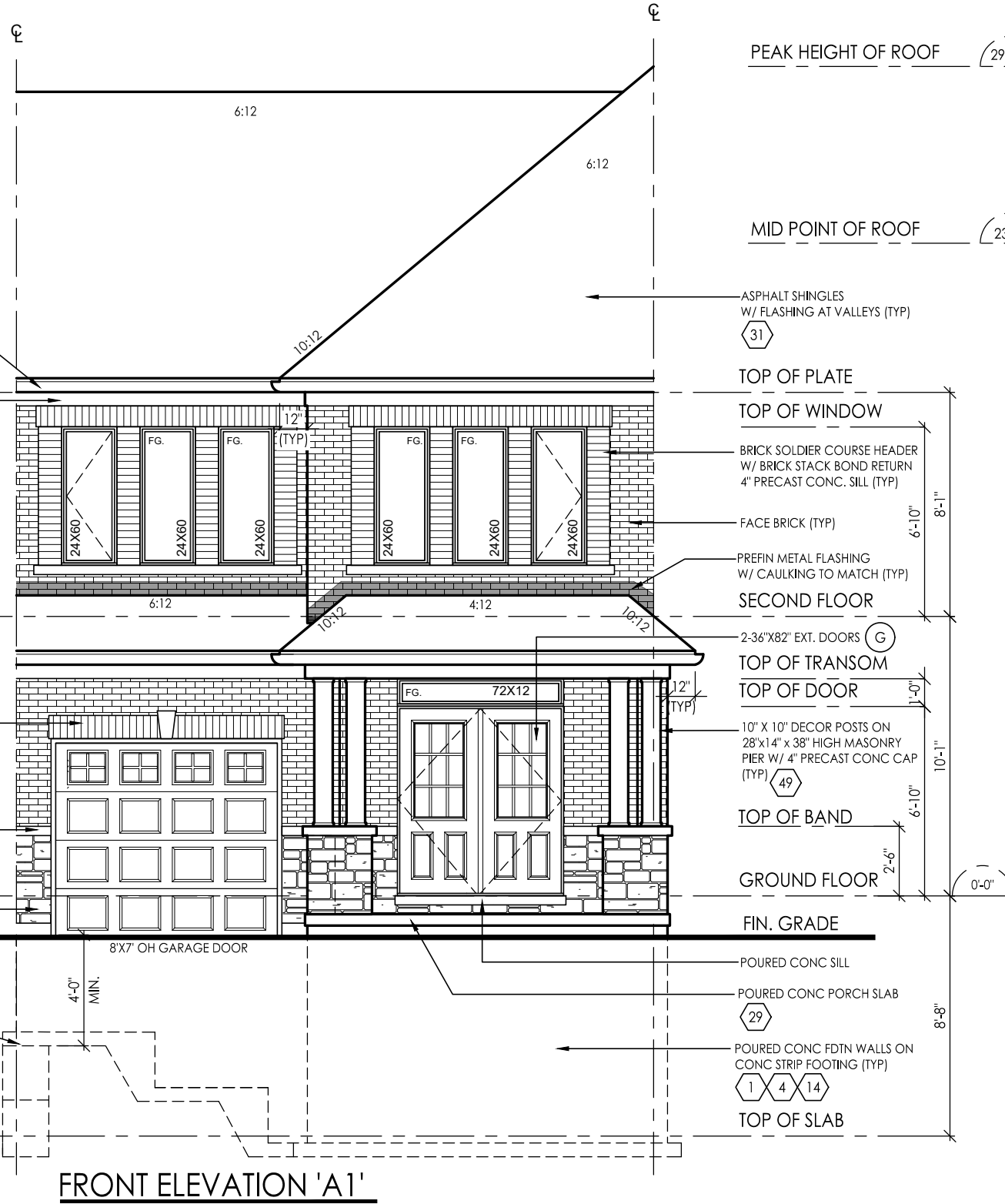
BRICK SOLDIER COURSE HEADER W/ KEY STONE CENTRE

4" PRECAST CONC. BAND (TYP)

STONE VEENER (TYP)

STEPPED FOOTING (TYP)

3



FRONT ELEVATION 'A1'

PEAK HEIGHT OF ROOF 29'-11"

MID POINT OF ROOF 23'-7"

ASPHALT SHINGLES W/ FLASHING AT VALLEYS (TYP)

31

TOP OF PLATE

TOP OF WINDOW

BRICK SOLDIER COURSE HEADER W/ BRICK STACK BOND RETURN 4" PRECAST CONC. SILL (TYP)

FACE BRICK (TYP)

PREFIN METAL FLASHING W/ CAULKING TO MATCH (TYP)

SECOND FLOOR

2-36'X82' EXT. DOORS (G)

TOP OF TRANSOM

TOP OF DOOR

10" X 10" DECOR POSTS ON 28"X14" X 38" HIGH MASONRY PIER W/ 4" PRECAST CONC. CAP (TYP)

TOP OF BAND

GROUND FLOOR

FIN. GRADE

POURED CONC SILL

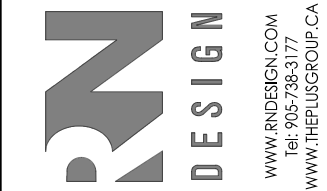
POURED CONC PORCH SLAB

29

POURED CONC FDTN WALLS ON CONC STRIP FOOTING (TYP)

1 4 14

TOP OF SLAB



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

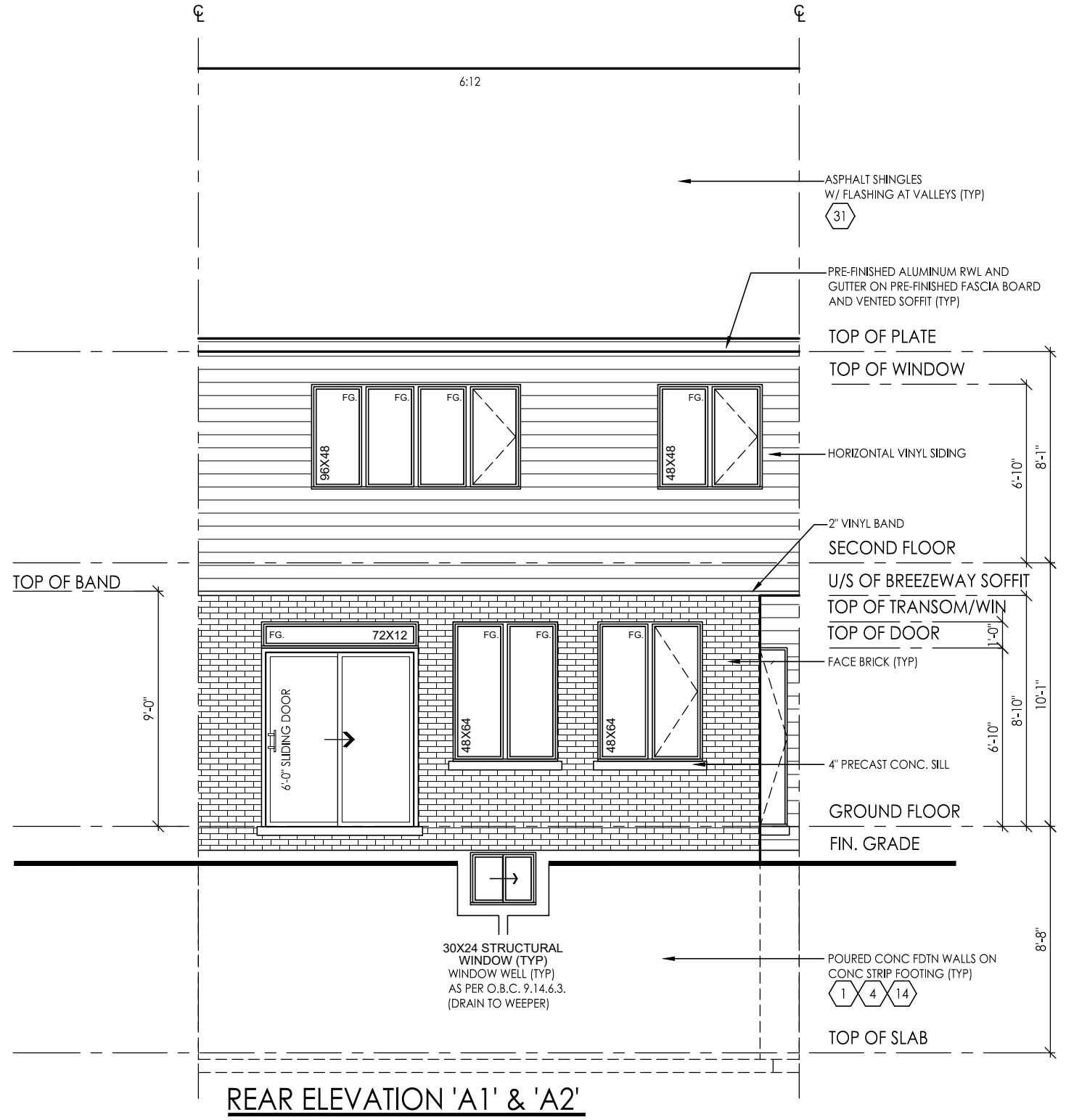
A12

location Ayr  
marketing name Legacy

client Tice River Homes  
project Legacy

#	revisions	date	dwn	chk	#	revisions	date	dwn	chk
1	ISSUED FOR CLIENT REVIEW	23-FEB-18	LO	JIM	7	REVISED PER CLIENT COMMENTS	10-NOV-22	MD	AD
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5	REVISED PER CLIENT COMMENTS	29-APR-22	CK	DJH					

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 QUALIFIED DESIGNER BCIN: 20888  
 FIRM BCIN: 26995  
 DATE: JANUARY-13-23  
 SIGNATURE: [Signature]

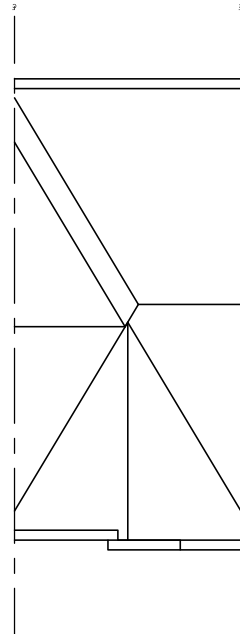


client Tice River Homes  
 location Ayr  
 project Legacy  
 marketing name

#	revisions	date	dwn	chk	#	revisions	date	dwn	chk
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 26995  
 FIRM BCIN: JANUARY-13-23  
 DATE:  
 SIGNATURE:

### ROOF PLAN ELEV 'A2'



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

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

1"X6" DECOR FRIEZE BOARD (TYP)

BRICK SOLDIER COURSE HEADER W/ BRICK STACK BOND RETURN 4" PRECAST CONC. SILL (TYP)

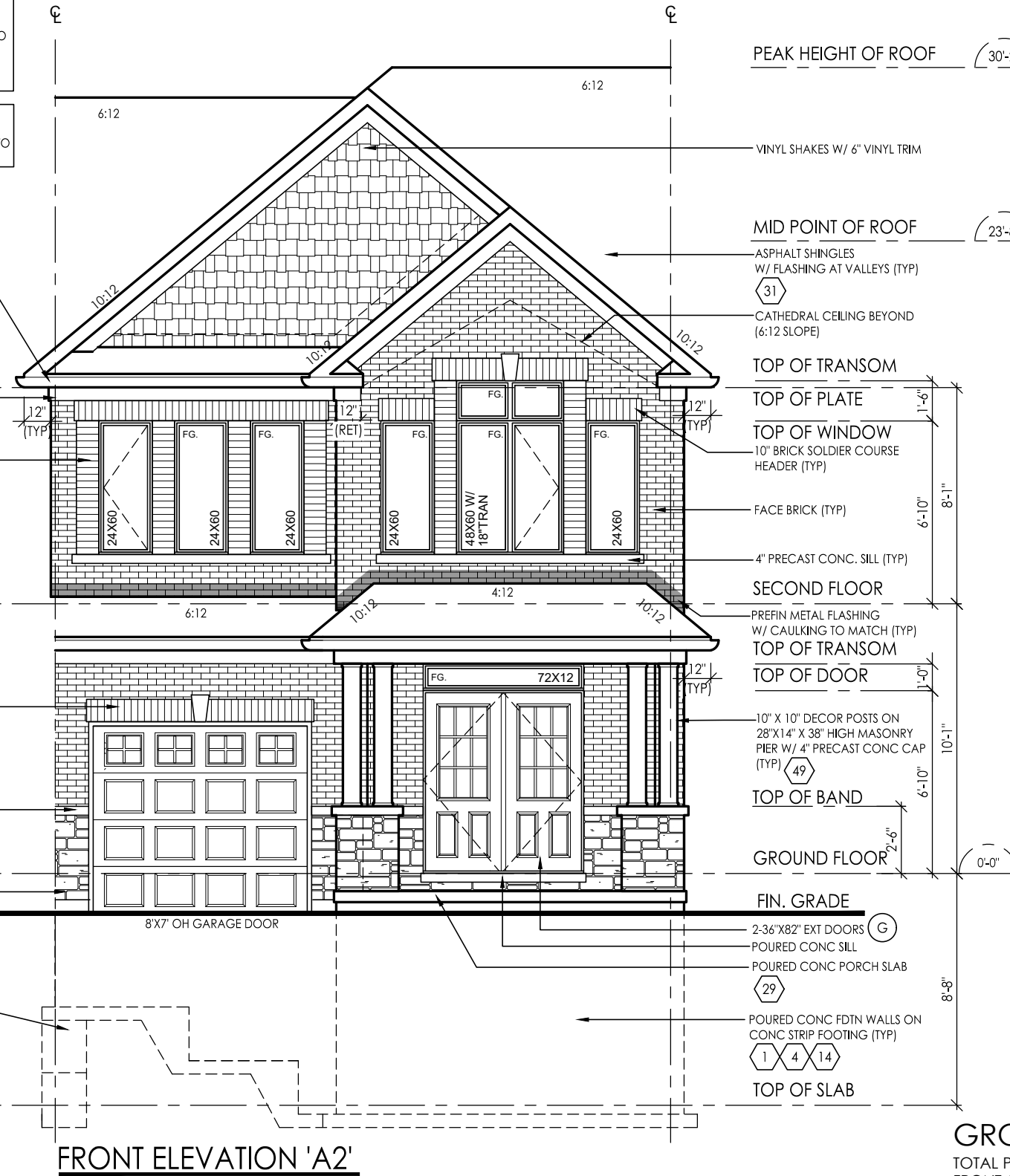
U/S OF PORCH & GARAGE SOFFIT

BRICK SOLDIER COURSE HEADER W/ KEY STONE CENTRE (TYP)

4" PRECAST CONC. BAND (TYP)

STONE VEENER (TYP)

STEPPED FOOTING (TYP) 3



### FRONT ELEVATION 'A2'

### GROSS GLAZING AREA-ELEV A2

TOTAL PERIPHERAL WALL AREA	2662.22 SF	247.33 m <sup>2</sup>
FRONT GLAZING AREA	87.81 SF	8.16 m <sup>2</sup>
LEFT SIDE GLAZING AREA	0.00 SF	0.00 m <sup>2</sup>
RIGHT SIDE GLAZING AREA	0.00 SF	0.00 m <sup>2</sup>
REAR GLAZING AREA	142.67 SF	13.25 m <sup>2</sup>
<b>TOTAL GLAZING AREA</b>	<b>230.48 SF</b>	<b>21.41 m<sup>2</sup></b>
<b>TOTAL GLAZING PERCENTAGE</b>	<b>8.66 %</b>	



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

page

# A14

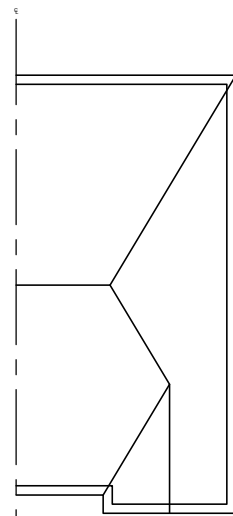
client **Tice River Homes**  
location **Ayr**  
project **Legacy**  
marketing name

#	revisions	date	dwn	chk	#	revisions	date	dwn	chk
1	ISSUED FOR CLIENT REVIEW	23-FEB-18	LO	JM	7	REVISED PER CLIENT COMMENTS	10-NOV-22	MD	AD
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5	REVISED PER CLIENT COMMENTS	29-APR-22	CK	DJH					

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QUALIFIED DESIGNER BCIN: 20888  
26995  
DATE: JANUARY-13-23

FRM BCIN:  
SIGNATURE:



ROOF PLAN  
ELEV 'A3' & 'A4'

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

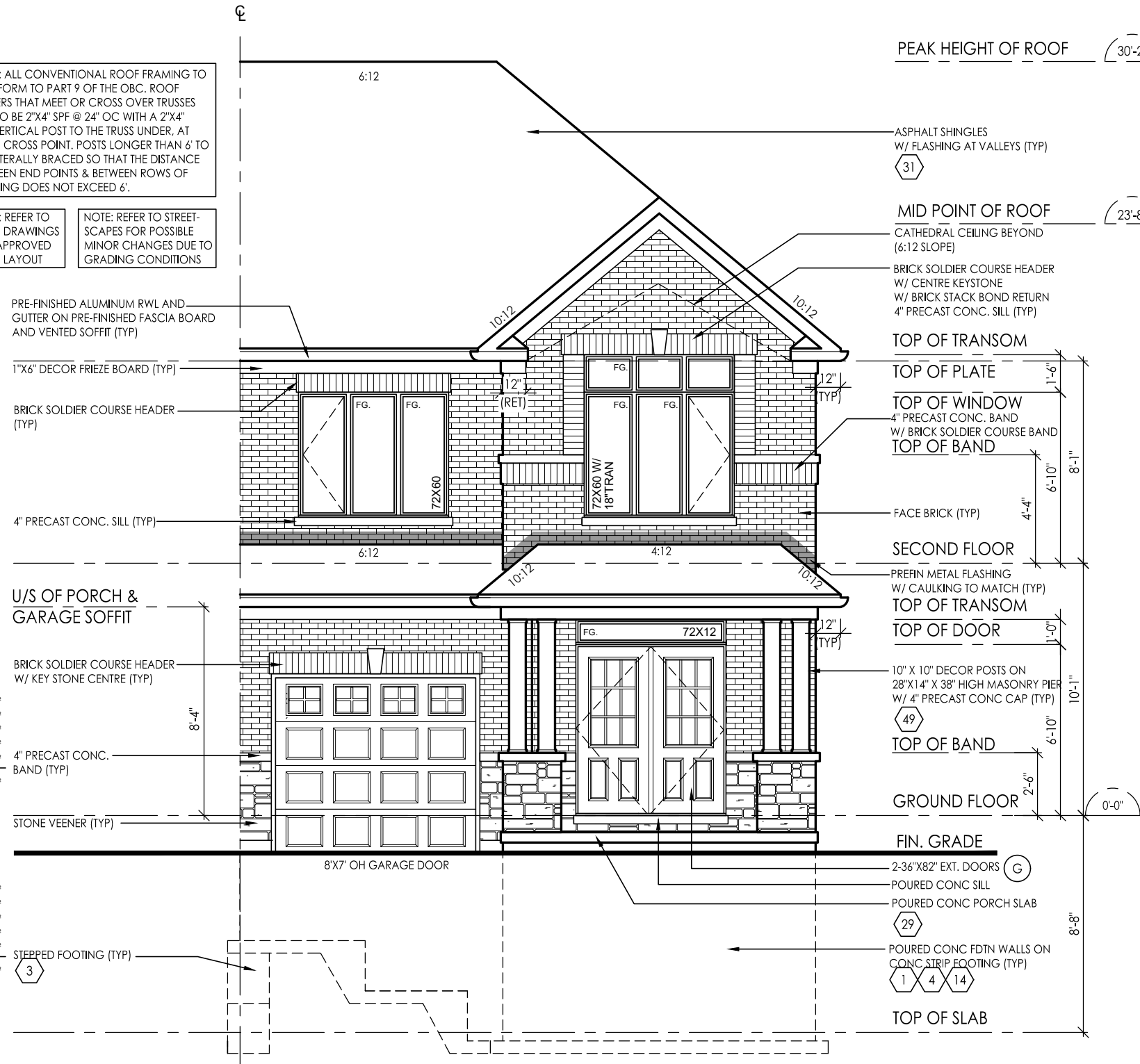
NOTE: REFER TO STREET-SCAPES FOR POSSIBLE MINOR CHANGES DUE TO GRADING CONDITIONS

GROSS GLAZING AREA-ELEV A3

TOTAL PERIPHERAL WALL AREA	2707.46 SF	251.53 m <sup>2</sup>
FRONT GLAZING AREA	86.81 SF	8.07 m <sup>2</sup>
LEFT SIDE GLAZING AREA	0.00 SF	0.00 m <sup>2</sup>
RIGHT SIDE GLAZING AREA	72.33 SF	6.72 m <sup>2</sup>
REAR GLAZING AREA	142.67 SF	13.25 m <sup>2</sup>
TOTAL GLAZING AREA	301.81 SF	28.04 m <sup>2</sup>
TOTAL GLAZING PERCENTAGE	11.15 %	

GROSS GLAZING AREA-ELEV A4

TOTAL PERIPHERAL WALL AREA	2662.22 SF	247.33 m <sup>2</sup>
FRONT GLAZING AREA	86.81 SF	8.07 m <sup>2</sup>
LEFT SIDE GLAZING AREA	0.00 SF	0.00 m <sup>2</sup>
RIGHT SIDE GLAZING AREA	72.33 SF	6.72 m <sup>2</sup>
REAR GLAZING AREA	142.67 SF	13.25 m <sup>2</sup>
TOTAL GLAZING AREA	301.81 SF	28.04 m <sup>2</sup>
TOTAL GLAZING PERCENTAGE	11.34 %	



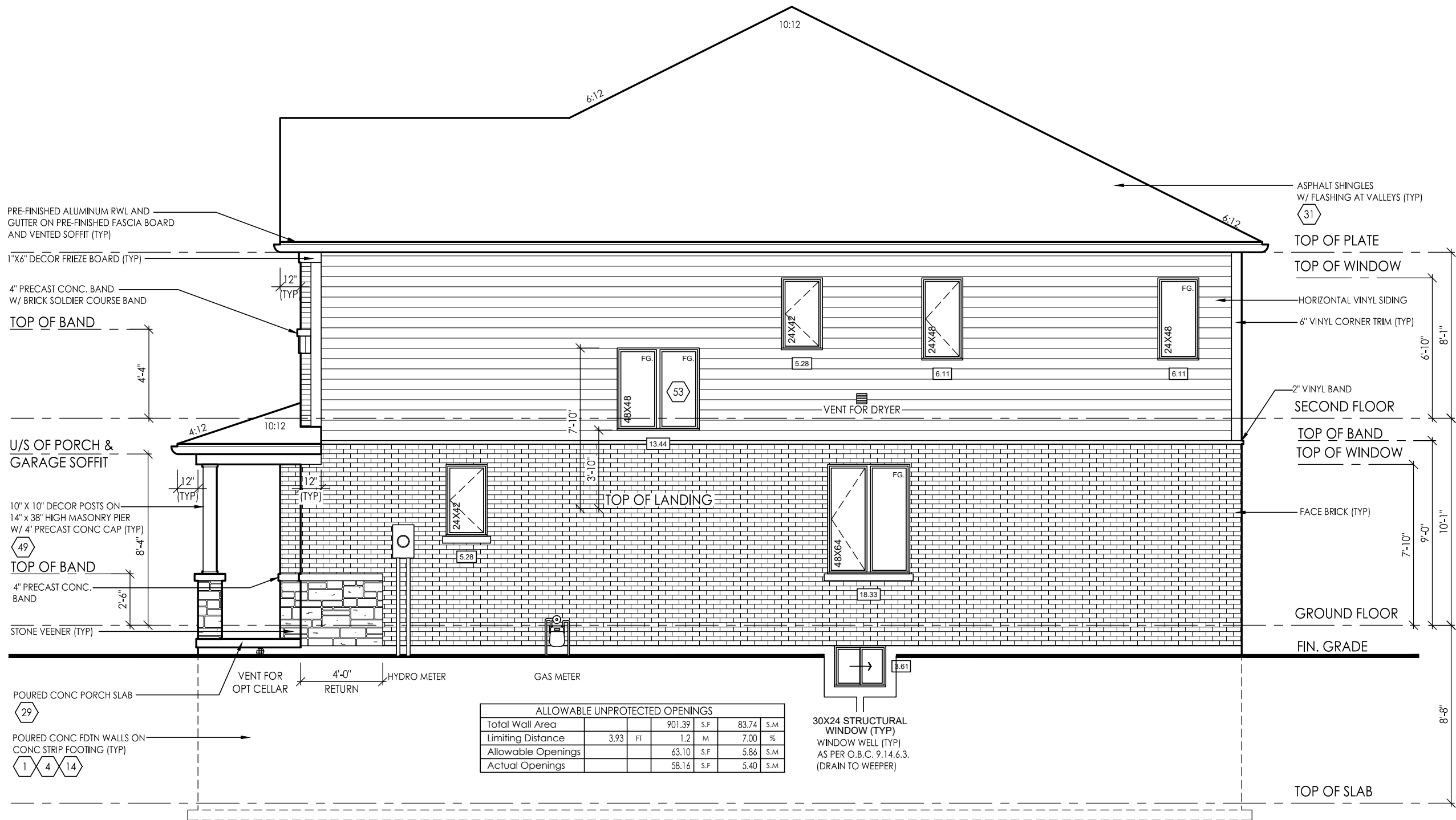
FRONT ELEVATION 'A3' & 'A4'

location AyR  
client Tice River Homes  
project Legacy

#	revisions	date	dwn	chk	#	revisions	date	dwn	chk
1	ISSUED FOR CLIENT REVIEW	23-FEB-18	LO	JM	7	REVISED PER CLIENT COMMENTS	10-NOV-22	MD	AD
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5	REVISED PER CLIENT COMMENTS	29-APR-22	CK	DJH					

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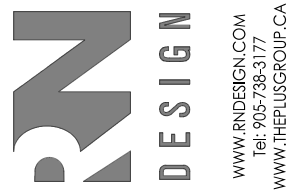


**RIGHT SIDE ELEVATION 'A3' & 'A4'**

ALLOWABLE UNPROTECTED OPENINGS						
Total Wall Area		901.39	S.F.	83.74	S.M.	
Limiting Distance	3.93	FT	1.2	M	7.00	%
Allowable Openings		63.10	S.F.	5.86	S.M.	
Actual Openings		58.16	S.F.	5.40	S.M.	

30X24 STRUCTURAL WINDOW WELL (TYP)  
WINDOW WELL (TYP)  
AS PER O.B.C. 9.14.6.3.  
(DRAIN TO WEEPER)

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

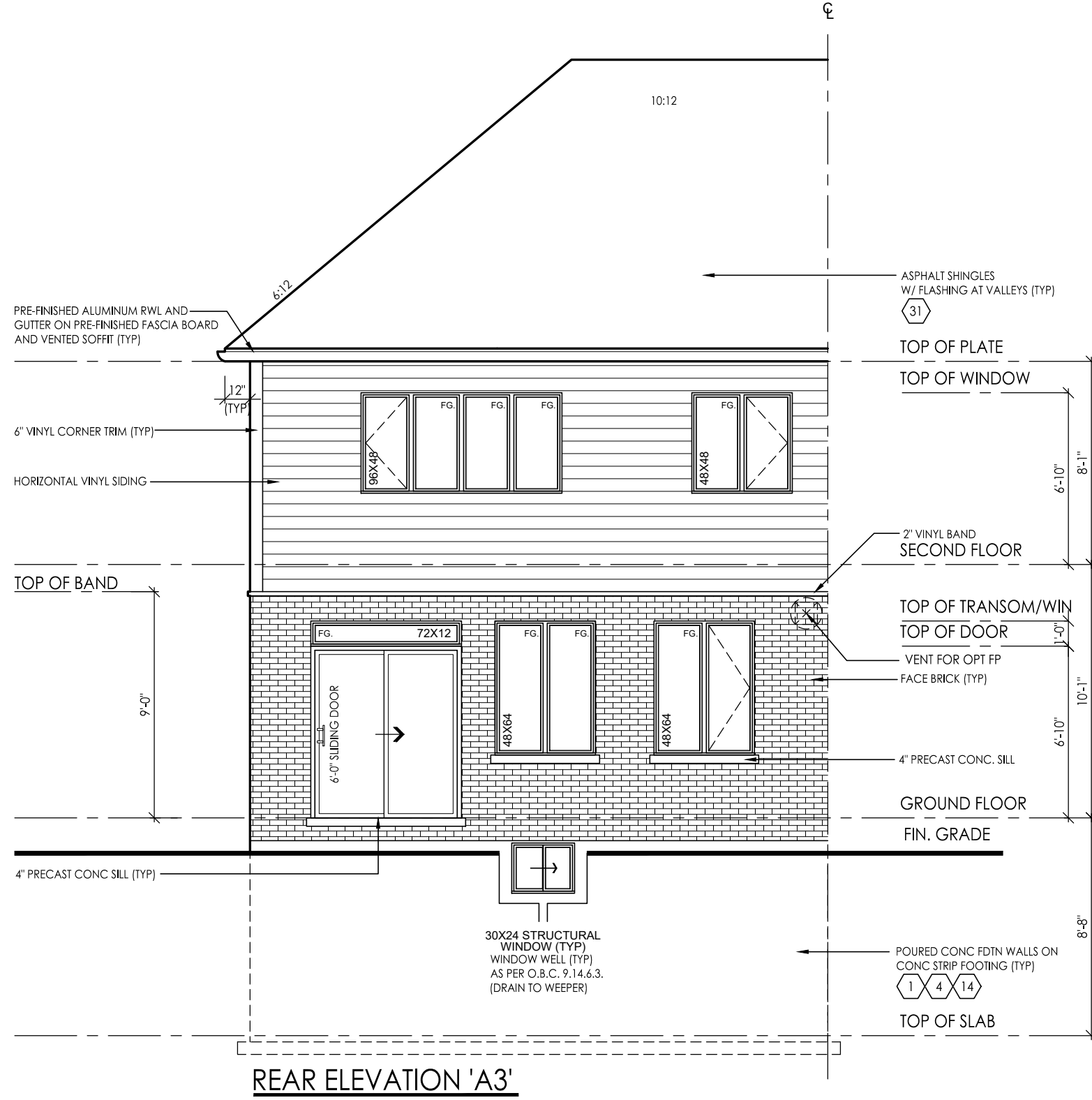


page A16

client Tice River Homes  
location Ayr  
project Legacy  
marketing name

#	revisions	date	dwn	chk	#	revisions		date	dwn	chk
						REVISED PER CLIENT COMMENTS	ISSUED FOR PERMIT			
1	ISSUED FOR CLIENT REVIEW	23-FEB-18	LO	JM	7	REVISED PER CLIENT COMMENTS	ISSUED FOR PERMIT	13-Jan-23	KS	AD
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4	REVISED FOR PERMIT	18-OCT-19	ES	ES						
5	REVISED PER CLIENT COMMENTS	29-APR-22	CK	DJH						

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FIRM BCIN: 26995  
DATE: JANUARY-13-23  
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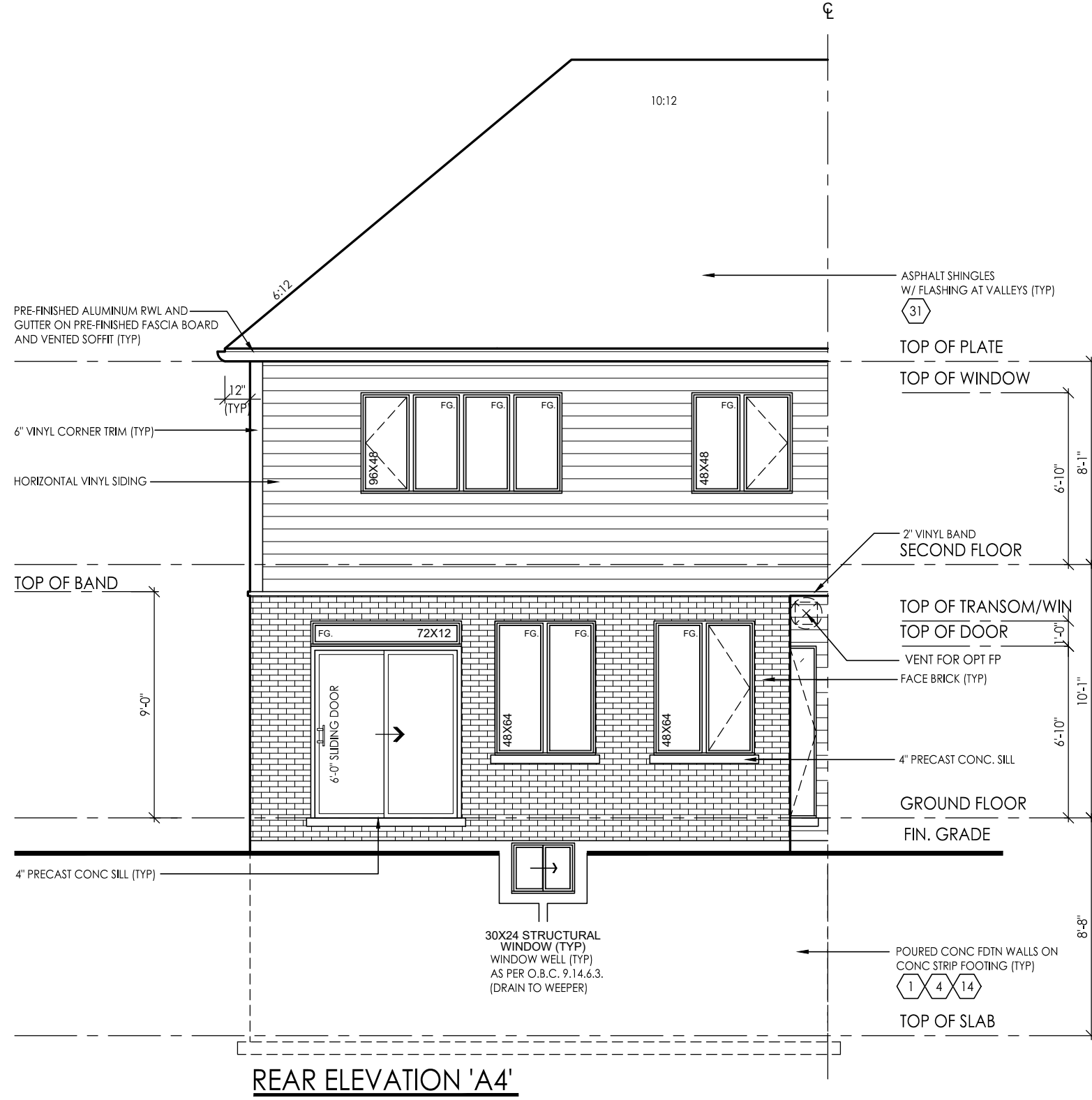


**REAR ELEVATION 'A3'**

client **Tice River Homes**  
 location **Ayr**  
 project **Legacy**  
 marketing name

#	revisions	date	dwn	chk	#	revisions	date	dwn	chk
1	ISSUED FOR CLIENT REVIEW	23-FEB-18	LO	JM	7	REVISED PER CLIENT COMMENTS	10-NOV-22	MD	AD
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5	REVISED PER CLIENT COMMENTS	29-APR-22	CK	DJH					

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client **Tice River Homes**  
 location **Ayr**  
 project **Legacy**  
 marketing name

#	revisions	date	dwn	chk	#	revisions	date	dwn	chk
7	REVISED PER CLIENT COMMENTS	10-Nov-21	MD	AD					
10	ISSUED FOR PERMIT	13-Jan-23	KS	AD					

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 SIGNATURE: \_\_\_\_\_





**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.

**49c 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)

**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:**

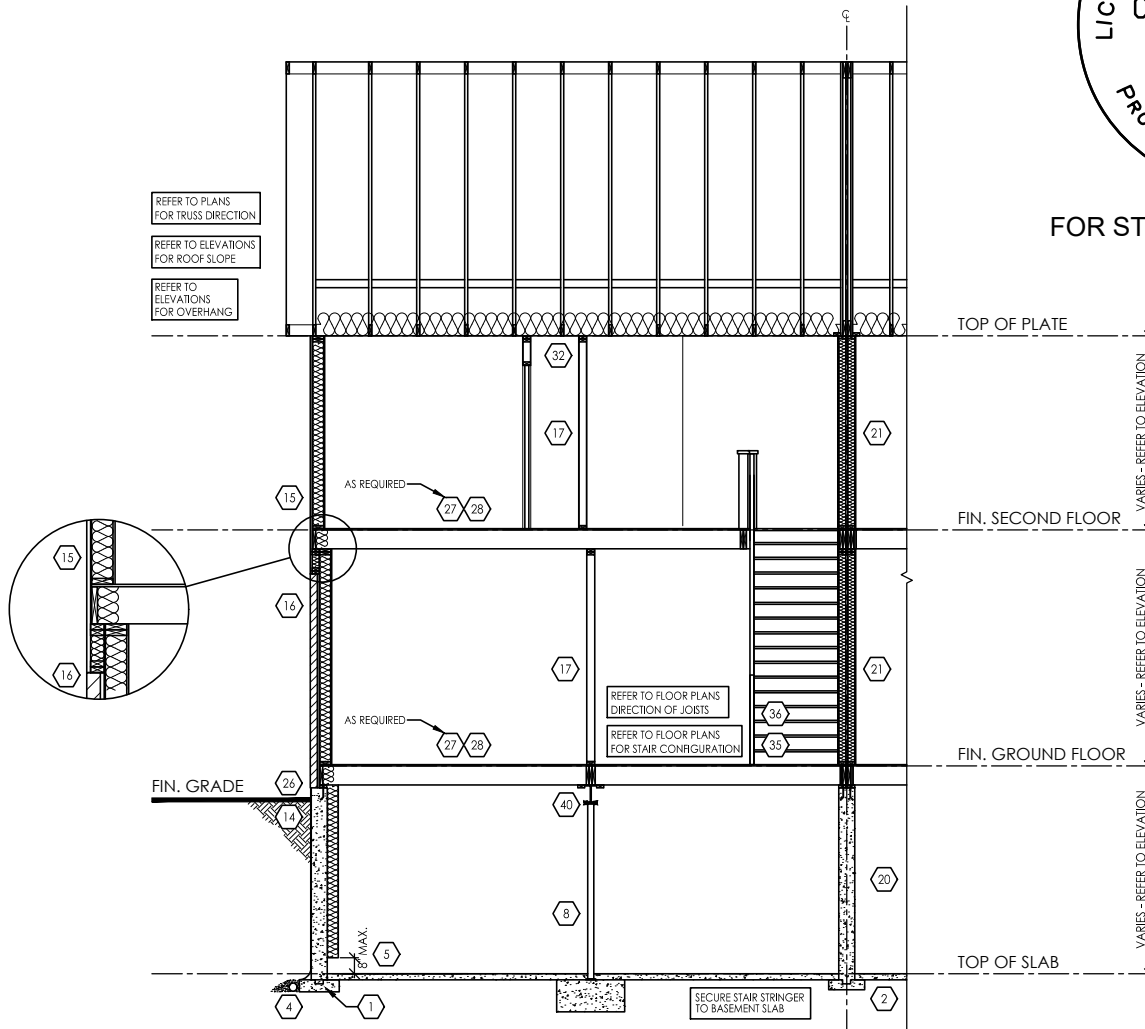
-WINDOWS TO BE SEALED TO THE AIR & VAPOR BARRIER  
 -WINDOWS THAT SEPARATE HEATED SPACE FROM UNHEATED SPACE SHALL HAVE AN OVERALL COEFFICIENT OF HEAT TRANSFER OF 1.6 W/(m2.K) OR  
 -AN ENERGY RATING OF NOT LESS THAN 25 FOR WINDOWS  
 -BASEMENT WINDOWS WITH LOAD BEARING STRUCTURAL FRAME SHALL BE DOUBLE 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.



FOR STRUCTURAL ITEMS ONLY



TYPICAL CROSS SECTION - TOWN HOUSE (BRICK & SIDING)  
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

**LINTELS**

L1	2/2" X 8" SPR
L3	2/2" X 10" SPR
L5	2/2" X 12" SPR
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

**WOOD BEAMS**

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

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
	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, DANIEL HANNINEN 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: 20888  
 FIRM BCIN: 26995  
 DATE: JANUARY-13-23

SIGNATURE:

client	Tice River Homes	location	Ayr						
project	Legacy	marketing name							
#	revisions	date	dwn	chk	#	revisions	date	dwn	chk
1	ISSUED FOR CLIENT REVIEW	23-FEB-18	LO	JM	7	REVISED PER CLIENT COMMENTS	10-Nov-22	MD	AD
2	REVISED PER ENGINEER COMMENTS & ISSUED FOR PERMIT	20-JUL-18	WU	JM	10	ISSUED FOR PERMIT	13-Jan-23	KS	AD
4	RE-ISSUED FOR PERMIT	18-Oct-19	ES	ES					
5	UPDATED NOTES TO OBC 2022 REQUIREMENTS	29-APR-22	DJH	DJH					

  
 WWW.RNDESIGN.COM  
 Tel: 905-738-3177  
 WWW.THEPLUSGROUP.CA

model  
TH-02

scale  
3/16" = 1'0"

project #  
17052

page  
D3